

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, May 13, 2010 3:30 P.M.  
City Council Chambers  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF APRIL 29, 2010 ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**NEW BUSINESS**

- 1      10-125-508   Enterprise**  
Conditional Use Permit for outdoor auto rental  
605 Como Ave, SE corner at Front St  
B3  
Emily Goodman      651-266-6551
  
- 2      10-307-471   Enterprise**  
Variance of setback along parkway for new building and one row of parking (25 ft. required, 0 ft. proposed for building and 4 ft. proposed for parking)  
597 Como Ave, SE corner at Front  
B3  
Emily Goodman      651-266-6551
  
- 3      10-308-035   Best Pawn**  
Conditional use permit for outdoor auto and commercial sales and revisions to 2008 conditional use permit regarding site plan  
525 7th St E, NE corner at Kittson  
I1  
Emily Goodman      651-266-6551
  
- 4      10-307-305   Petro Plus Twin Cities**  
Conditional Use Permit for auto specialty store  
414 7th St W, SE corner at McBoal  
B2  
Emily Goodman      651-266-6551
  
- 5      10-310-741   Shinbay Yang / Staci Vang**  
Re-establishment of nonconforming use as a duplex  
1648 Bush Ave, between Kennard and German  
R4  
Luis Pereira      651-266-6591

**6      10-130-112   Clearwire (633 Robert)**

Conditional Use permit for wireless communications antenna on a residential structure less than 60 feet high

633 Robert St S Unit 101, between King and Baker

RM2

Sarah Zorn    651-266-6570

**7      10-128-635   Clearwire**

Conditional Use permit for wireless communications antenna on a residential structure less than 60 ft high

50 Cretin Ave S, SE corner at Grand

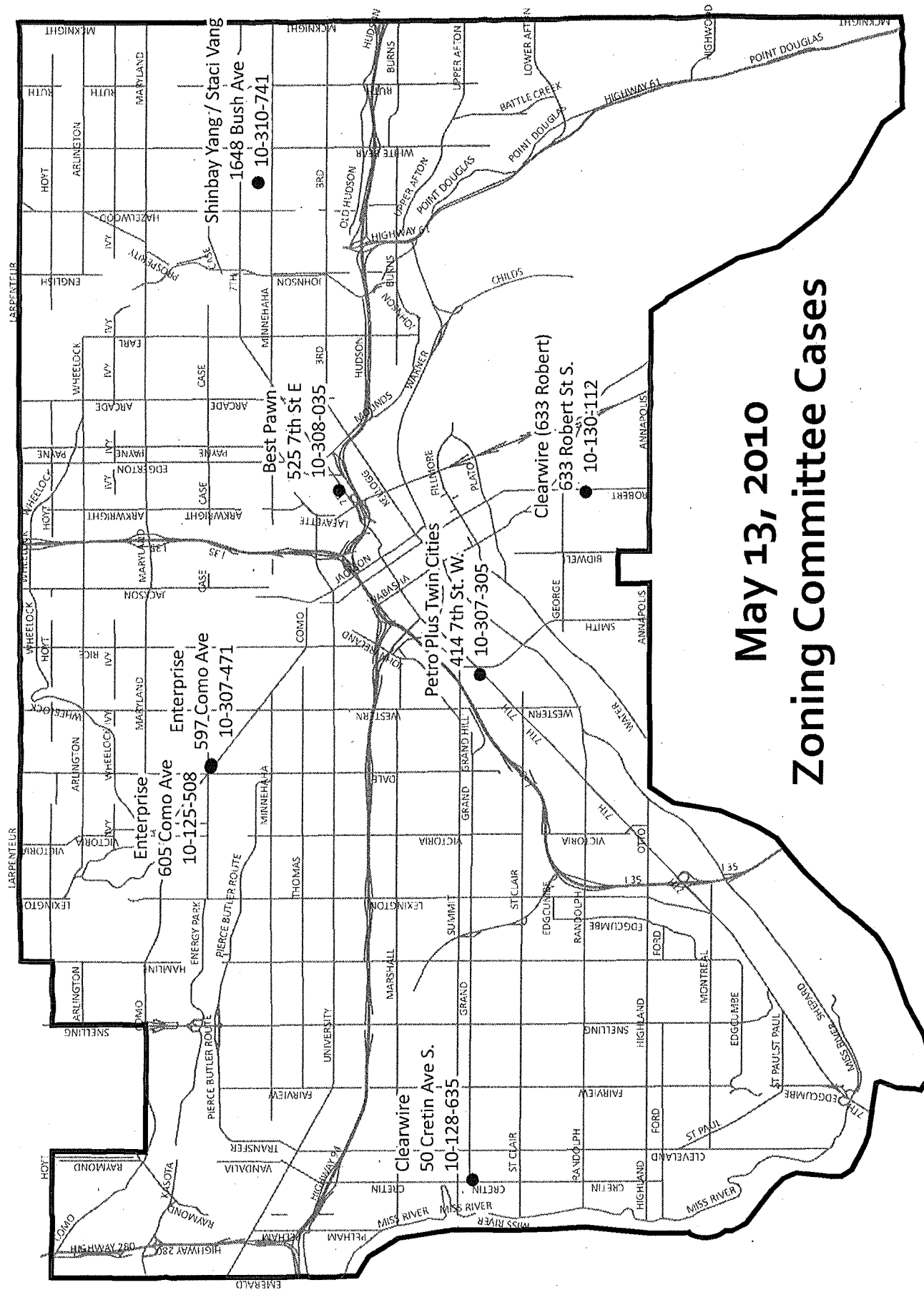
RM2

Sarah Zorn    651-266-6570

**ADJOURNMENT**

**ZONING COMMITTEE MEMBERS:** Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

**APPLICANT:** You or your designated representative must attend this meeting to answer any questions that the committee may have.



**May 13, 2010**  
**Zoning Committee Cases**

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Enterprise **CUP FILE #** 10-125-508  
**VAR FILE #:** 10-307-471  
**HEARING DATE:** May 13, 2010
  2. **APPLICANT:** Enterprise
  3. **TYPE OF APPLICATION:** Conditional Use Permit and Variance
  4. **LOCATION:** 605 Como Ave, SE corner at Front St
  5. **PIN & LEGAL DESCRIPTION:** 252923320013, Denslows Addition To The city Subj To Ave Lots 6'7 8 And Lot 9 Blk 2; 252923320014, LOT 9 BLK 2 and DENSLOW'S ADDITION TO THE CITY OF ST. PAUL SUBJ TO AVE LOTS 10 BLK 2
  6. **PLANNING DISTRICT:** 6 **PRESENT ZONING:** B3
  7. **ZONING CODE REFERENCE:** §61.501; §65.706; §61.601, §61.202(b)
  8. **STAFF REPORT DATE:** April 7, 2010 **BY:** Emily Goodman
  9. **CUP DATE RECEIVED:** March 19, 2010 **60-DAY DFA (extended by applicant):** June 7, 2010  
**VAR DATE RECEIVED:** April 16, 2010 **60-DAY DEADLINE FOR ACTION:** June 15, 2010
- 
- A. **PURPOSE:** Conditional Use Permit for outdoor auto rental and variance of setback (25 feet required, 0 feet proposed at building, and 4 feet proposed at parking)
- B. **PARCEL SIZE:** Irregular parcel with approximately 260 feet of frontage on Como Avenue and 208 feet of frontage on Front Street, yielding an area of approximately 22991 sq. ft.
- C. **EXISTING LAND USE:** A – Auto Showroom/Lot/Service
- D. **SURROUNDING LAND USE:**  
North: Commercial (B3) and single family residential (RM2)  
East: Single family residential (B3)  
South: Commercial and single and multifamily residential (B3)  
West: Commercial (B3)
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §65.706 lists standards and conditions for outdoor auto sales and rental, §61.602(b) authorizes the planning commission to grant variances when related to permits using the required findings of §61.601.
- F. **HISTORY/DISCUSSION:** The property was previously used, under a conditional use permit, for outdoor auto sales. The property is currently unoccupied, and the primary structure (605 Como Avenue) has been vacant for more than one year and is registered with the City as a vacant building. Two additional structures, a single family home and a garage, are located on the same parcel. On January 8, 2010, the Planning Commission granted a conditional use permit with conditions for used auto sales on this site. This use was not established. The current applicant is in the process of purchasing the property from a bank, and states they will demolish the existing buildings and build one new building for their auto rental business.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 6 Council recommends approval.
- H. **FINDINGS:**
1. Enterprise is seeking to establish a vehicle rental facility at 605 Como Avenue.
  2. §65.706 lists five standards that outdoor auto sales and rental uses must meet:
    - (a) *The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.* This condition is met. The applicant has stated its intent to install a new bituminous lot that will drain into an on-site retention pond.
    - (b) *Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.* This condition is met. The property currently has two vehicular access points. The applicant proposes to close the access closest to the intersection. The new access will be over 150 feet from the nearest intersection.



- (c) *No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.* This condition is met. The applicant is not proposing to conduct repair or refinishing work on the site.
  - (d) *The minimum lot area shall be fifteen thousand (15,000) square feet. A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking.* This condition is met. The total lot area is 22,991 square feet. The applicant submitted a site plan showing the configuration of parking spaces and auto display areas for the two lots located on the property with twenty seven (27) spaces. Of these, five (5) are designated exclusively for customers, including one handicap accessible space; eleven (11) spaces are designated for a mix of employee and rental vehicles; and twelve (12) spaces are designated for a mix of rental cars and remaining customers.
  - (e) *In the case of pawnbrokers, the businesses shall be separated from residentially zoned property by a distance of one hundred fifty (150) feet measured from property line to property line.* This condition is not applicable; the proposed use is not a pawnbroker.
3. §61.501 lists five standards that all conditional uses must satisfy:
- (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the City Council.* This condition is met. The property is located within Como-Front-Dale, an area identified as a Neighborhood Center by the Land Use Plan Chapter of the Saint Paul Comprehensive Plan. According to the Plan, Neighborhood Centers are mixed-use areas that provide, among other things, "Commerce that provides goods and services for residents of the Neighborhood Centers, as well as those from Established Neighborhoods and elsewhere in the city." The proposed use is also consistent with the District 6 North End-South Como Plan Summary, which identifies as a key goal to "strengthen and revitalize commercial... areas".
  - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The proposed site plan shows one ingress and egress point for the property off of Como Avenue.
  - (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition can be met. Subject to site plan approval by Department of Safety and Inspections staff and operation of the property consistent with the site plan, the use is consistent with the mixed commercial and residential character of the neighborhood in which the property is located, and will not be detrimental to the existing character of development nor endanger the public health, safety or general welfare.
  - (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The use is consistent with the mixed commercial and residential character of the immediate area.
  - (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is not met. The configuration of the site is consistent with the dimensional standards for the B3 district and with the development standards for outdoor automobile rental with the exception of the setback requirement specified in §66.431(d), which requires that commercial properties along a parkway maintain a setback equal to that required for residential uses or twenty-five (25) feet, whichever is greater. The applicant has applied for a variance of this setback requirement.
4. Section 61.601 sets out the required findings for a variance of the Zoning Code:
- (a) *The property in question cannot be put to a reasonable use under the strict provision of the code.* This finding is met. Outdoor auto rental is a reasonable use for this site. However, the property has an irregular trapezoid shape and also a grade that renders a portion of the site

unbuildable. Because of the restrictions to the site, it is not possible to meet the needs of the outdoor auto rental use, including the proposed new building, and also meet the required 25 foot setback the entire length along Como Avenue, while also meeting design standards for new construction.

- (b) *The plight of the landowner is due to circumstances unique to his property, and these circumstances were not created by the landowner.* This finding is met. The applicant did nothing to create the aforementioned circumstances.
- (c) *The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of Saint Paul.* This finding is met. While the setback along Como Avenue is intended to promote a parkway character, section 60.103(b) indicates the zoning code is intended to "implement the policies of the comprehensive plan." The Land Use Plan designates Como-Front-Dale as a Neighborhood Center, characterized in part by a "development pattern conducive to supporting a denser, mixed-use, pedestrian environment where commerce, employment, and amenities can be efficiently and effectively provided (LU 1.11)." Section 63.110 (c) states that "in pedestrian-oriented commercial districts (characterized by storefront commercial buildings built up to the public sidewalk), new principal structures shall have a maximum setback of fifteen (15) feet from a commercial front lot line. At intersections, buildings shall 'hold the corner,' that is have street facades within fifteen (15) feet of the lot line along both streets..." As a Neighborhood Center, Como-Front-Dale is a pedestrian-oriented commercial district and the new structure on the site should be located close to the commercial front lot line and hold the corner to accommodate this requirement, thus this variance is consistent with the spirit and intent of the code and with the health, safety, comfort, morals and welfare of the inhabitants of the City of Saint Paul.
- (d) *The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area.* This finding is met. The existing building and parking on the site are located along the former property line, which is ten (10) feet closer to Como Avenue than the contemporary property line. The new building and parking lot will be placed along the contemporary property line. This relocation will not impair an adequate supply of light and air to adjacent property, and may actually improve it. Moreover, the site plan indicates that the applicant will be simultaneously better accommodating the pedestrian-oriented character of the area by locating the building closer to the corner and also accommodating the parkway character of the area by increasing the landscaping and removing the existing encroachment into the public right-of-way.
- (e) *The variance, if granted, would not permit any use that is not permitted under the provisions of the code for the property in the district where the affected land is located, nor would it alter or change the zoning district classification of the property.* This finding is met. The variance would accommodate outdoor auto sales and rental, a conditional use in the B3 district.
- (f) *The request for variance is not based primarily on a desire to increase the value or income potential of the parcel of land.* This finding is met. The variance is based on the desire to develop a currently vacant lot at an otherwise active commercial intersection and the physical limitations of the site.

**I. STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for outdoor auto rental and the variance of setback along the parkway for the new building and one row of parking (25 ft. required, 0 ft. proposed for building and 4 ft. proposed for parking) subject to the condition that the site plan is approved by City staff.



# CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Zoning office use only  
File # 10-125508  
Fee: \$750.00  
Tentative Hearing Date: 4-15-2010

PD-6

#2529 23 32 0013

## APPLICANT

Name Enterprise, Rick Mendlik 2529 23 32 0014  
Address 2775 Blue Water Rd.  
City Eagan St. MN Zip 55121 Daytime Phone 651-905-5084  
Name of Owner (if different) Enterprise is in the process of buying it from a bank  
Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

## PROPERTY LOCATION

Address / Location 605 Como Ave (4597)  
Legal Description Subj To Ave Lots 6 7 8 And Lot 9 Blk 2  
Current Zoning B3  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of  
Chapter 65, Section 65.706 Paragraph \_\_\_\_\_ of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

*Explained in attached letter.*

☒ Required site plan is attached

Applicant's Signature

*RM*

Date

*03/19/10*

City Agent

*James*

*cle. p. previously.*

March 19, 2010

Enterprise  
2775 Blue Water Road  
Eagan, MN 55121

City of St. Paul  
Planning & Economic Development  
Patricia James, Senior Planner  
City Hall Annex, 1400  
St. Paul, MN 55102

Dear Ms. James:

We are applying for a Conditional User Permit to rent vehicles at 605 Como Avenue. A CUP application and site plan are attached.

Regarding Section 65.706:

- (a) A new bituminous lot will be installed that will drain into an on-site retention pond.
- (b) There is no outdoor sales area, but the vehicular accesses to the site are at least 60 feet away from the nearest intersection.
- (c) Mechanical and body work would be done off site.
- (d) The minimum lot area is met, and a basic plan is attached as part of this packet. As civil and architectural drawings get rendered, we will work with City staff to make sure the site is in compliance with regulations.
- (e) We are not pawn brokers.
  - (1) We know of no pawn shops nearby.
  - (2) The customer entrance complies with this item. Regarding the relationship between customer parking and the primary entrance, we are seeking clarification on this. Based on the site layout and building design, this part may not be technically compliant, but it may be similar to what was intended by the code.
  - (3) A pawn shop will not be located at the site.
  - (4) Our use meets the other requirements indicated.
    - a. Our use at the location is allowed with a CUP.
    - b. The site will have sufficient ingress/egress.
    - c. Our use will not be detrimental to the character of the neighborhood.
    - d. Our use will not impede surrounding development.
    - e. Our use will conform to applicable regulations.

Should you have any comments or questions, please contact me at 651-905-5084 or by e-mail at [Richard.J.Mendlik@ehi.com](mailto:Richard.J.Mendlik@ehi.com)

Respectfully,

A handwritten signature in black ink, appearing to be the initials 'RM' with a stylized flourish.

Rick Mendlik  
Operations Manager



**APPLICATION FOR ZONING VARIANCE**  
 Department of Safety and Inspections  
 375 Jackson Street  
 Suite 220  
 Saint Paul, MN 55101-1806  
 General: 651-266-9008  
 Fax: (651) 266-9099

Copy Mailed to Tom Beach  
 w/site plan 4/13/10 across st.  
 238P

Zoning office use only  
 File Number: 10-307471  
 Fee: \$ 250.00  
 Tentative Hearing Date: \_\_\_\_\_  
 Section(s): \_\_\_\_\_  
 City agent: PJ

**APPLICANT**

Name Rick Mendlik Company Enterprise  
 Address 2775 Blue Water Rd.  
 City Eagan St. MN Zip 55121 Daytime Phone 651-905-5084  
 Property Interest of Applicant (owner, contract purchaser, etc) Purchaser  
 Name of Owner (if different) Enterprise is in the process of buying it from a bank. Phone \_\_\_\_\_

**PROPERTY  
 INFORMATION**

Address / Location 605 Como Ave Ct 5973  
 Legal Description Subj To Ave Lots 6 7 8 And Lot 9 Blk 2  
 (attach additional sheet if necessary)  
 Lot Size .46 acres Present Zoning B3 Present Use Vacant (was auto sales)  
 Proposed Use Vehicle rental.

Variance[s] requested: For the new building to be constructed to be exempt from the 25' setback.

**Supporting Information:** Supply the necessary information that is applicable to your variance request, provide details regarding the project, and explain why a variance is needed. Duplex/triplex conversions may require a pro forma to be submitted. Attach additional sheets if necessary.

Having the building comply with the 25' setback would put it in a position that would render the site inadequate for our parking needs. In working with the City, a new design has been worked out that appears to be mutually agreeable if a variance can be granted.

We are also requesting a variance on the parking set back by the building in order to make that set of parking stalls work.

Attachments as required:



Site Plan



Attachments



Pro Forma

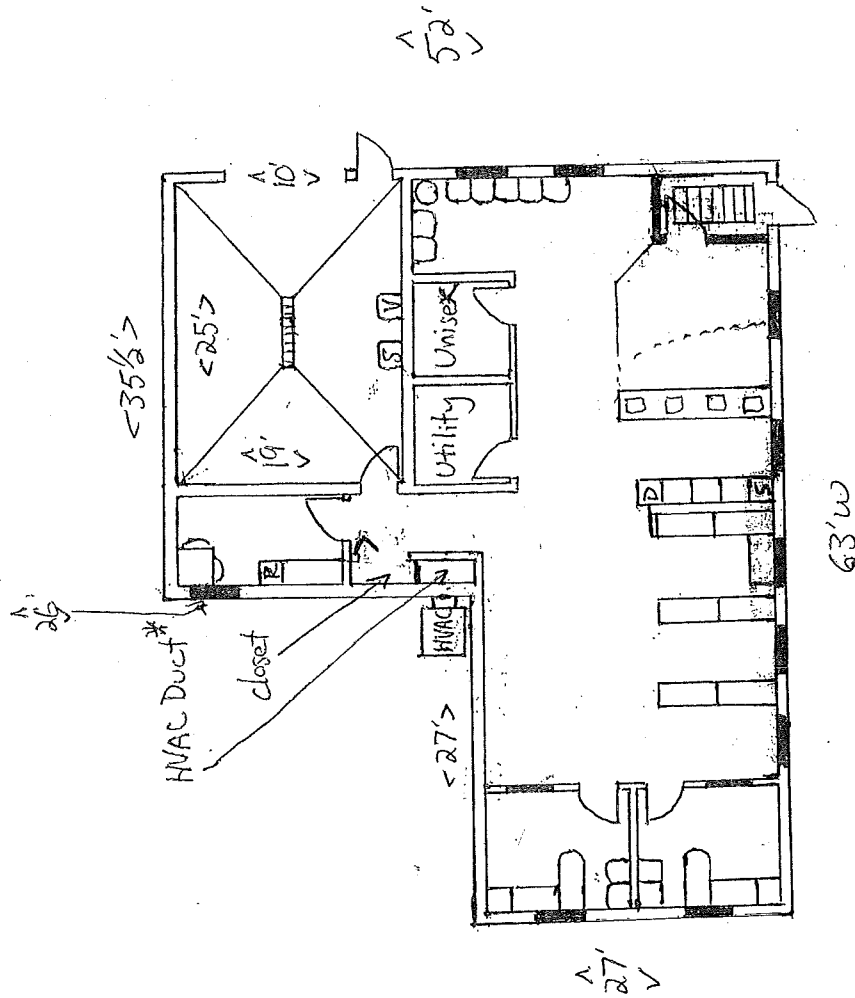
Applicant's Signature

RM

Date

4/13/10

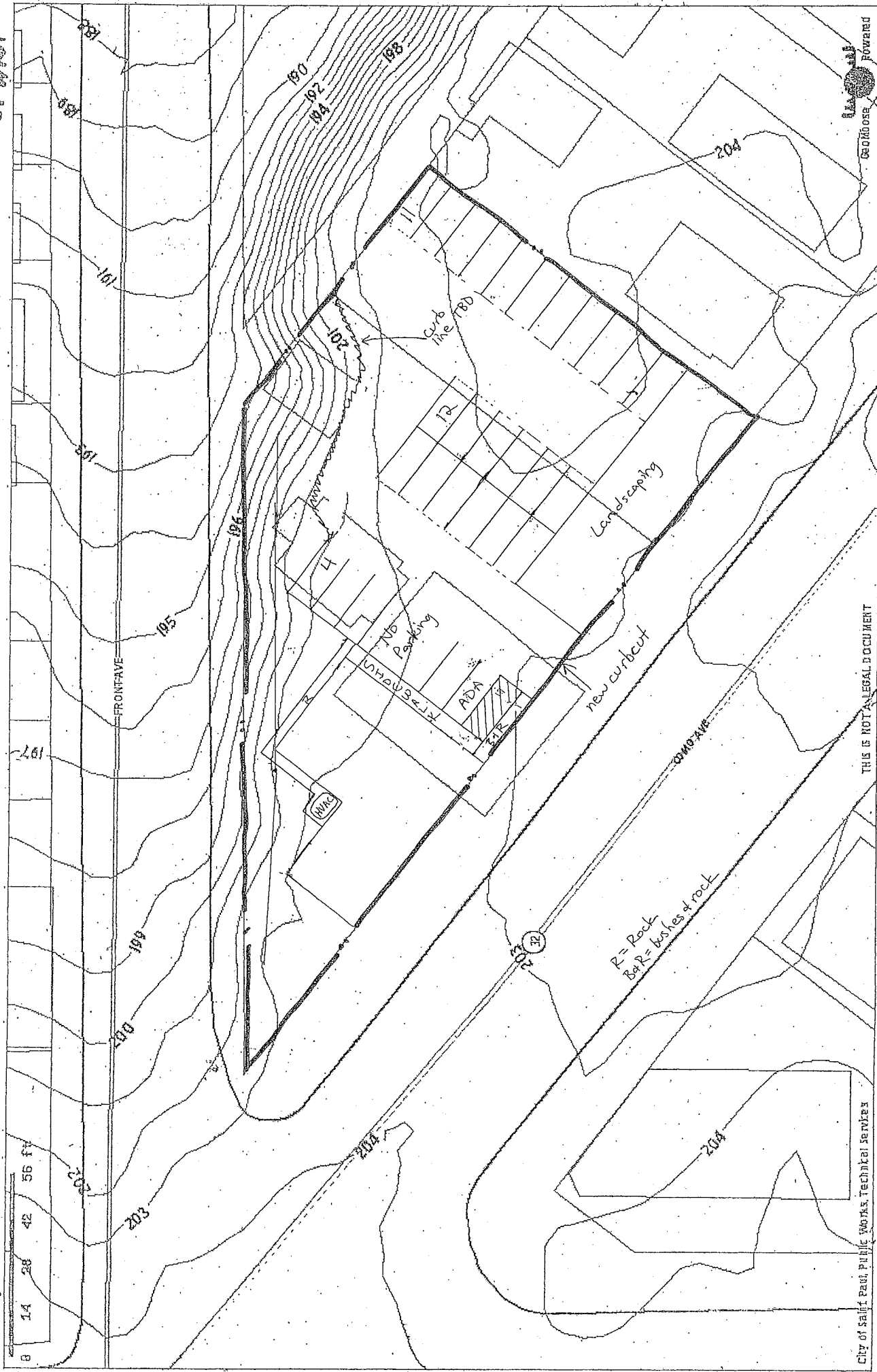
# Enterprise



Exterior dimensions rough.  
 \* Duct area only as wide as necessary. Remaining portion to be closet.

1/16" = 1'

City of Saint Paul



THIS IS NOT A LEGAL DOCUMENT

City of Saint Paul, Public Works Technical Services





Similar to intention for Camo (building)

## Request for Continuance

Date April 8, 2010

Richard Kramer, Chair  
Zoning Committee  
City of Saint Paul  
1400 City Hall Annex  
Saint Paul, Minnesota 55102

Re: Zoning File # 10-125508

Dear Mr. Kramer:

I am the applicant or the applicant's duly appointed representative for this zoning file.

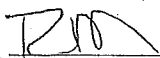
I request a continuance of the public hearing on the application in this zoning file, which is presently scheduled before the Zoning Committee on April 15, 2010.

I understand that a continuance of the public hearing before the Zoning Committee means that the decision of the Planning Commission on this application, which is presently scheduled for April 23, 2010, will also be continued.

I request that the Zoning Committee continue the public hearing for this zoning file to May 13, 2010. I understand that the Planning Commission would then be scheduled to make their decision on May 21, 2010.

I am aware of and understand the statutory requirements found in Minn. Statue § 15.99 (1995) requiring the City of Saint Paul to approve or deny this application within sixty days of its submission. I desire to extend the sixty day period for a City decision under Minn. Stat. §15.99 by 20 days to June 7, 2010, to accommodate the continuance I am requesting.

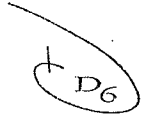
Sincerely,



Signature of Applicant or  
Applicant's duly appointed  
representative.

Rick Mendlik

Printed name of Applicant or  
Applicant's duly appointed  
representative.



District 6 Planning Council

213 Front Avenue  
Saint Paul, MN 55117  
651-488-4485 fax: 651-488-0343  
district6@qwestoffice.net

March 30, 2010

Patricia James  
Planning and Economic Development  
25 West 4<sup>th</sup> Street  
Saint Paul, MN 55102

District 6 Planning Council's Land Use Task Force met Tuesday March 23, 2010 with a representative from Enterprise concerning 605 Como Avenue. After discussion, the Land Use Task Force recommends a conditional use permit for outdoor auto rental be granted at 597-605 Como Avenue. Please contact the office at the numbers above if you have any questions.

Regards,

Jeff Martens

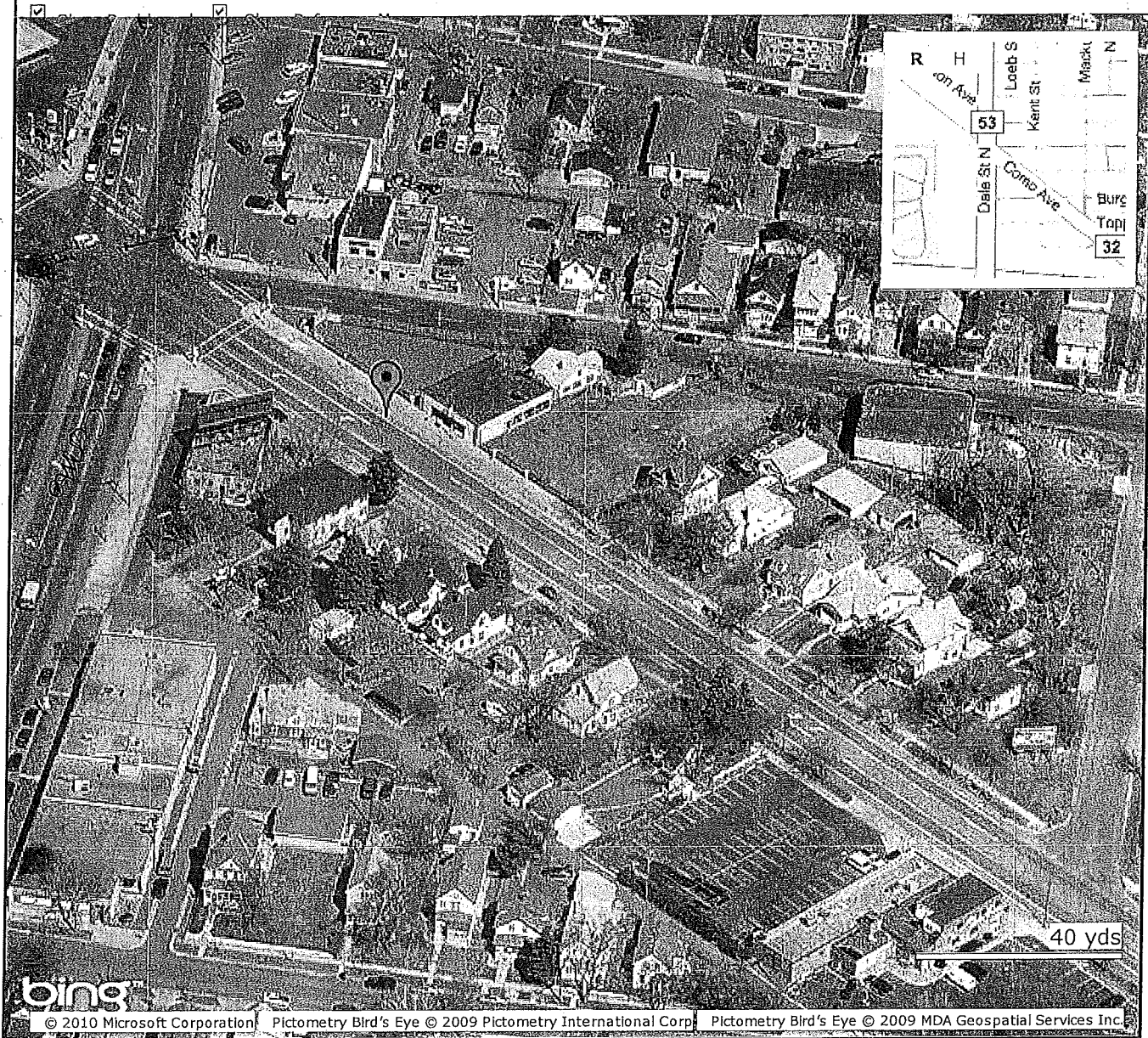
Cc: Ward 5  
North End Business Association  
Sparc

An Affirmative Action Equal Opportunity Employer



# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006





View of 605 Como Avenue, from Como Avenue, facing north.



View of 605 Como Avenue, from Como Avenue, facing northeast.



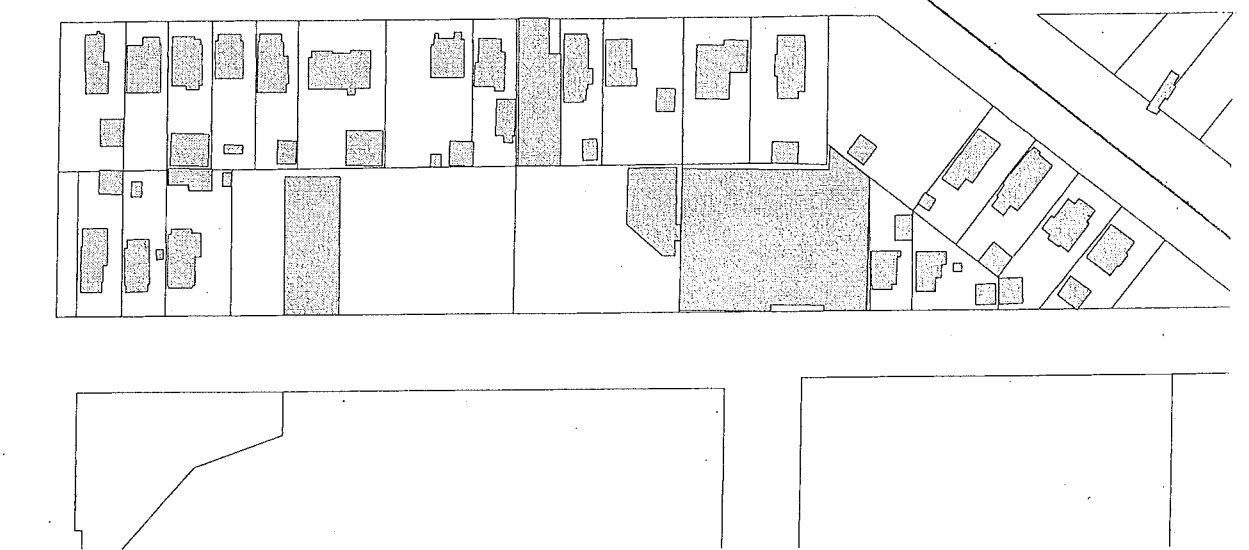
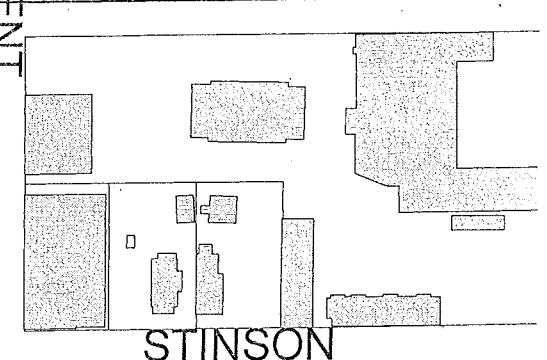
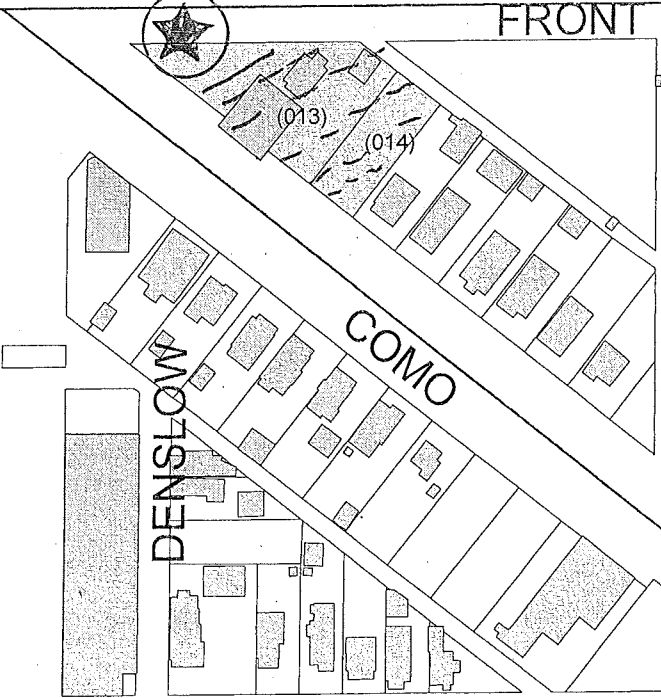
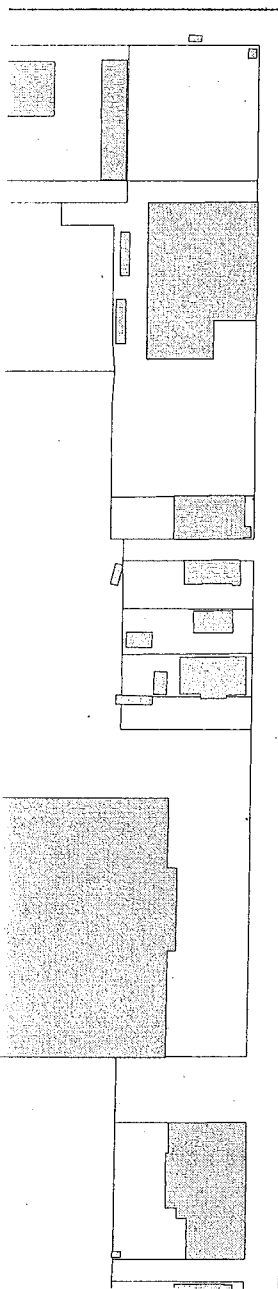
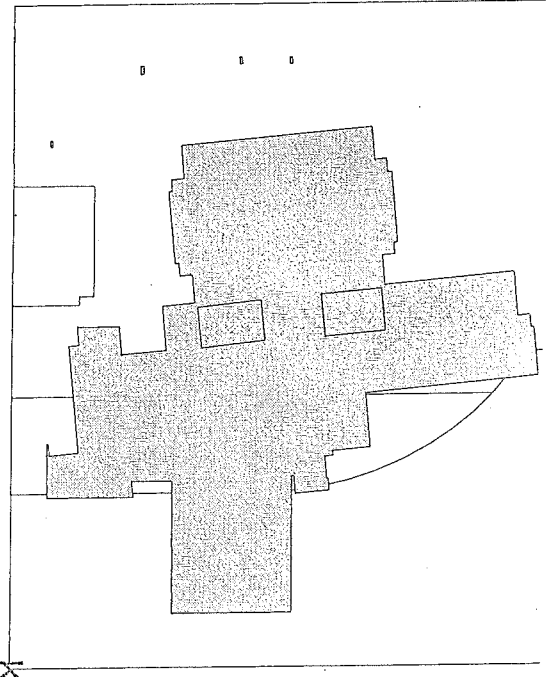
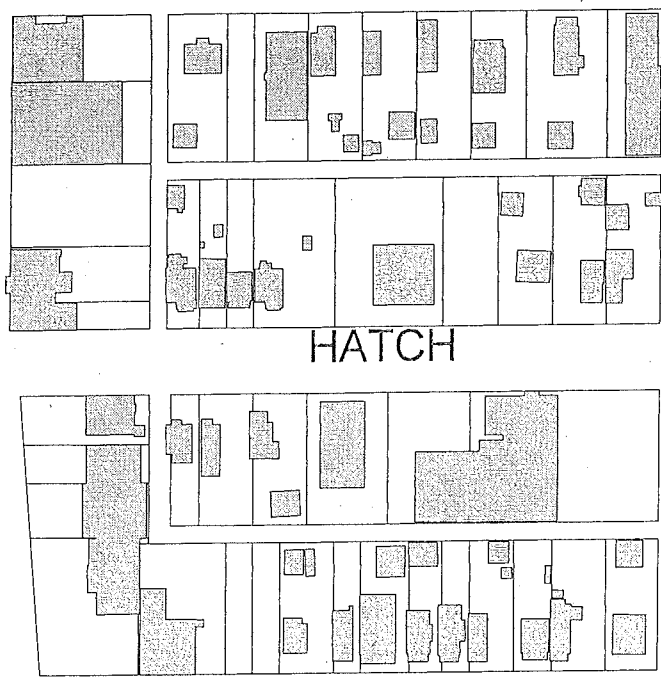
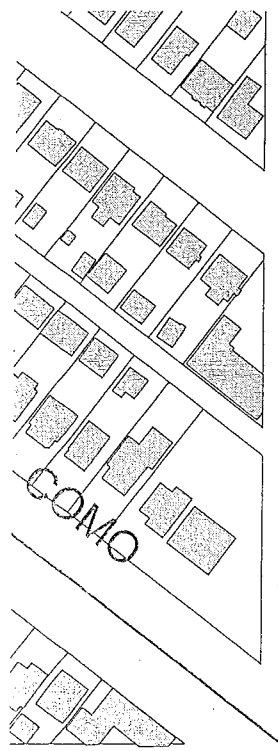
View of 605 Como Avenue, from Como Avenue, facing northeast.



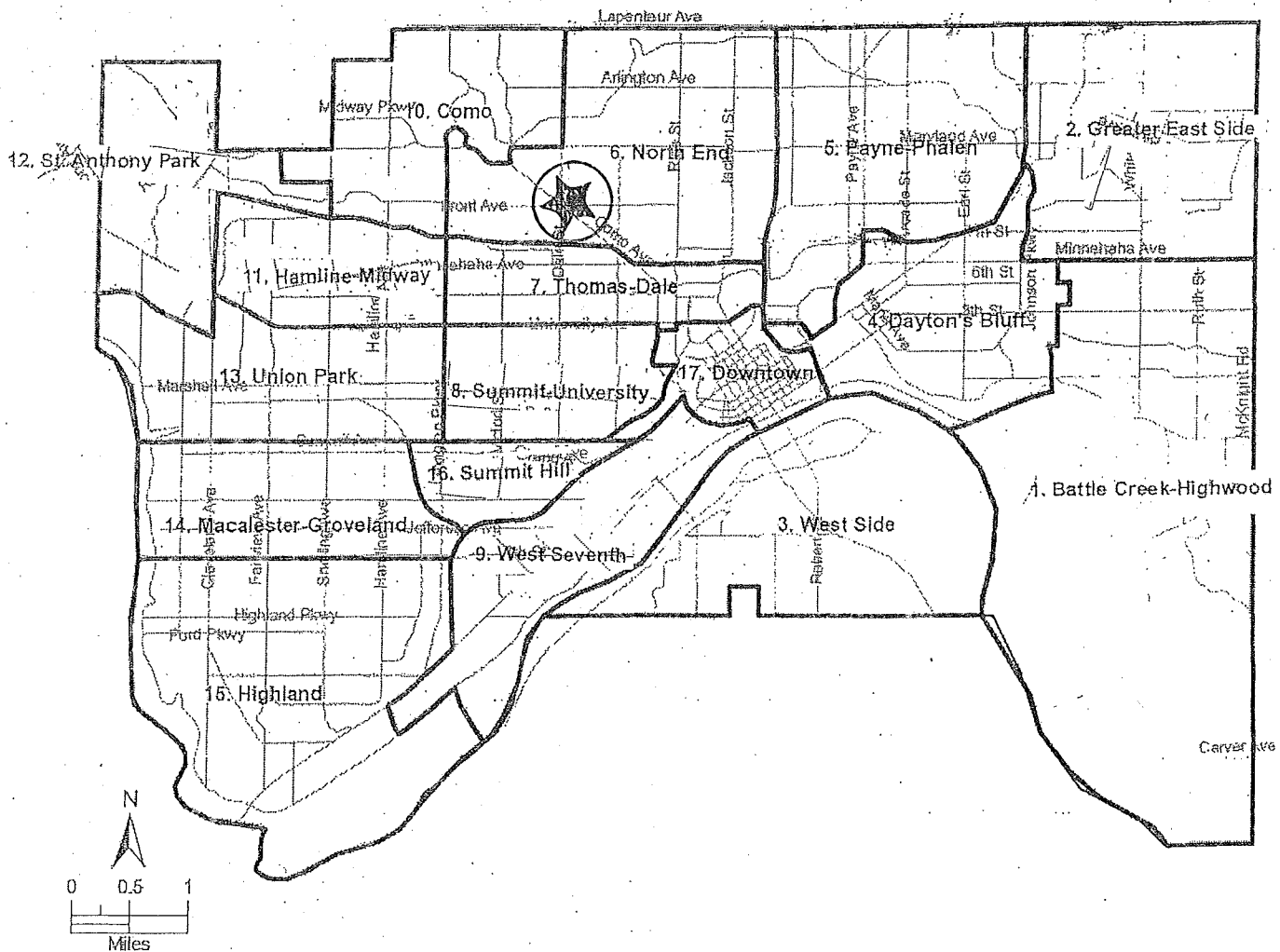
View of 605 Como Avenue, from Como Avenue, facing east.



View of 605 Como Avenue, from Como Avenue, facing northwest.







### CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#10-125508

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Best Pawn - 525 E 7th **FILE #** 10-308-035
2. **APPLICANT:** Best Pawn **HEARING DATE:** May 13, 2010
3. **TYPE OF APPLICATION:** Conditional Use Permit
4. **LOCATION:** 525 7th St E, NE corner at Kittson
5. **PIN & LEGAL DESCRIPTION:** 322922310016, Kittsons Addition To St Paul Nely Part Of Kittson St Vac Adj Being O 1/10 Ft Mol At Se L To 2 2/10 Ft Mol At Nwly L Of Lot 5 And All Of Lots 1 Thru Lot 6 Blk 21; 322922310017, Kittsons Addition To St Paul Subj To Hwy Esmt; Lots 7 & Lot 8 Blk 21
6. **PLANNING DISTRICT:** 5 **PRESENT ZONING:** I1
7. **ZONING CODE REFERENCE:** §65.531; §65.706; §65.525; §61.501; §61.502
8. **STAFF REPORT DATE:** May 5, 2010 **BY:** Emily Goodman
9. **DATE RECEIVED:** April 16, 2010 **60-DAY DEADLINE FOR ACTION:** June 15, 2010

A. **PURPOSE:** Conditional use permit for outdoor auto and commercial sales and revisions to 2008 conditional use permit regarding site plan.

B. **PARCEL SIZE:** Approximately 200 feet of frontage on East 7<sup>th</sup> Street and 218 feet of frontage on Kittson Street and a total lot area of 44,520 sq. ft.

C. **EXISTING LAND USE:** C-Pawn Shop

D. **SURROUNDING LAND USE:**

North: Industrial (I1)

East: Industrial/Railway (I1)

South: Commercial – Gas Station (I1)

West: Parking lot (I1)

E. **ZONING CODE CITATION:** §65.531 lists the standards and conditions for pawn shops; §65.706 lists five standards for outdoor auto sales and rental; §65.525 lists the standards and conditions for outdoor commercial uses; §61.501 lists general conditions that must be met by all conditional uses; §61.502 provides for Planning Commission modification of special conditions

F. **HISTORY/DISCUSSION:** In January 2008 the current applicant submitted an application for a conditional use permit on this property. The application was later withdrawn. In June 2008, the applicant was granted a conditional use permit for a pawn shop.

G. **DISTRICT COUNCIL RECOMMENDATION:** The District 5 Council has not made a recommendation as of the drafting of this staff report.

H. **FINDINGS:**

1. The applicant was granted a conditional use permit for a pawn shop on June 27, 2008. The applicant has requested amending that conditional use permit with a new site plan. Additionally, the applicant seeks to add outdoor auto sales and commercial uses to his current business.
2. §65.531 lists the standards and conditions for pawn shops:
  - (a) *The business shall be conducted within a completely enclosed building.* This condition can be met. The majority of the applicant's business is conducted within the building and the applicant has applied for a conditional use permit to display vehicles and other merchandise outdoors. If the Planning Commission approves the permit, this condition will be met.
  - (b) *The building in which the business is located shall be at least one hundred fifty (150) feet from the closest point of any residentially zoned property.* This condition is met. There is no residential zoning within 150' of the building.
3. §65.706 lists five standards that outdoor auto sales and rental uses must meet:
  - (a) *The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.*

This condition is met. The parking lot is paved with black top and has 41 lined parking spaces, 2 of which are handicap spots.

- (b) *Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.* This condition is not met at this time. Vehicular access occurs through a large entrance along Kittson, which begins approximately 40 feet from the intersection of Kittson and East 7<sup>th</sup> Street. In the summer of 2011, anticipated MnDOT construction will involve repaving Kittson and creating a new intersection. These construction plans would result in the vehicular access to be more than one hundred (100) feet from the intersection.
  - (c) *No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.* This condition is met. The applicant has stated that no repair or refinishing will be done outside of an enclosed building.
  - (d) *The minimum lot area shall be fifteen thousand (15,000) square feet. A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking, and customer parking.* This condition is met. The applicant has submitted a site plan indicating a lot area approximately 44,520 square feet and an adequate parking plan.
  - (e) *In the case of pawnbrokers, the businesses shall be separated from residentially zoned property by a distance of one hundred fifty (150) feet measured from property line to property line.* This condition is met. The closest residentially zoned property is over seven hundred (700) feet away.
4. §65.525 lists the standards and conditions that outdoor commercial uses must meet:
- (a) *The use shall not conflict with off-street parking, off-street loading and the system of pedestrian flow. The planning commission, in determining that the use is harmonious with adjacent uses, shall require the submission of a site plan including a floor plan and all uses within three hundred (300) feet of the boundary of said site superimposed on said site plan.* This condition is met. The submitted site plan indicates that the proposed outdoor commercial sales will take place along the building near to the entrances to the sale floor, behind the existing parking and public right-of-way, so will not be in conflict with off-street parking, off-street loading, and the system of pedestrian flow.
5. §61.501 lists five standards that all conditional uses must satisfy:
- (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. The Land Use Plan designates East 7<sup>th</sup> Street as a Mixed-Use Corridor, and the policies relating to Mixed-Use Corridors support this conditional use permit for a pawn shop, outdoor auto sales, and outdoor commercial sales. One such policy is LU1.24, "Support a mix of uses on Mixed-Use Corridors." The uses are also consistent with the District 4 Plan Update (1986), which calls for commercial uses in this area.
  - (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The ingress/egress point for this property is on Kittson Street, and the pawn shop is not proposing to change the current situation (i.e., no access to East 7<sup>th</sup> Street). Once Kittson is rebuilt in 2011, the ingress and egress will be improved.
  - (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed uses are in keeping with the surrounding character of uses and businesses. Uses on the other three corners include a surface parking lot, a gas station, and a carwash/car detailing center.

- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The pawn shop, outdoor auto sales, and outdoor commercial sales, are commercial uses, and there will likely be a negligible impact on the surrounding auto-related commercial uses.
  - (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met provided the Planning Commission approves a temporary modification of the entrance distance from the intersection of East 7<sup>th</sup> Street and Kittson. The pawn shop, outdoor auto sales, and outdoor commercial sales will occupy an existing building and no site alterations are proposed at this time.
6. The planning commission may approve modifications of special conditions when specific criteria of §61.502 are met: *strict application of such special conditions would unreasonably limit or prevent otherwise lawful use of a piece of property or an existing structure and would result in exceptional undue hardship to the owner of such property or structure; provided, that such modification will not impair the intent and purpose of such special condition and is consistent with health, morals and general welfare of the community and is consistent with reasonable enjoyment of adjacent property.* This finding is met. The Minnesota Department of Transportation will be reconstructing the LaFayette Bridge in the summer of 2011. As part of that reconstruction the exit to 7<sup>th</sup> Street will be built, which will effectively wrap around the applicant's property. This exit includes reconstructing Kittson Street adjacent to the applicant's property and adding a new curb cut, which will be more than one hundred (100) feet from the intersection. Strict application of the condition would cause undue hardship by requiring the applicant to reconstruct the entrance that would be replaced in one year.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional use permit for outdoor auto and commercial sales and revisions to 2008 conditional use permit regarding hours of operation and site plan subject to the additional condition that the business is operated in accordance with the site plan submitted with the application.



# CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Zoning office use only  
File # 10-308035  
Fee 950<sup>00</sup>  
Tentative Hearing Date 5-13-10

PD = 4  
5 courtesy

# 322922310016  
322922310017

## APPLICANT

Name Best Pawn  
Address 525 E 7th St  
City St. Paul St. MN Zip 55101 Daytime Phone 651 238-3354  
Name of Owner (if different) CSLK Properties LLC  
Contact Person (if different) Larry Kasella Phone 651 238-3354

## PROPERTY LOCATION

Address / Location 525 E 7th St.  
Legal Description Nely Part of K, Hsion St Vac Adj Being 0 1/16 FT  
Mol Current Zoning I-1  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of  
Chapter 65, Section 706 Paragraph 65.5254 of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See attached

CK 4687  
750<sup>00</sup>

☐ Required site plan is attached

Applicant's Signature [Signature] Date 4-16-10 City Agent pd 4-16-10

My name is Larry Kasella and I own two Pawn shops in St. Paul called Best Pawn. One is 525 east 7th st. I have a couple of items I would like to accomplish with this application.

1. I would like to have my hours removed from my pawn license. Under Chapter 344 sec 344.05 pawn shops hours can be 7 days a week, 7:00am to 10:00pm. On my license Conditions they are stated Mon - Fri 10am - 6 pm, 10 am - 4 pm sat and closed on Sunday. I have no intention of being open from 7am - 10pm but I would like the option to be open later through the week and open on Sundays to compete with the other pawn shops in the area.

2. I would like to display inventory outside such as boats, trailers, bikes, lawnmowers etc.

Sec 65.706. Auto sales and rental, outdoor.

Outdoor sales space for the sale or rental of new, secondhand, or pawned automobiles, trucks, motorcycles, trailers, or boats.

Standards and conditions:

a The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.

We have a large black top parking lot lined at 41 parking spots including 2 handicap spots

b Vehicular access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets

We have a large entrance off Kitson that goes from about 20ft to 120ft.

c No repair or refinishing shall be done on the lot unless conducted within a completely enclosed building.  
No repair or refinishing will be done outside.

d The minimum lot area shall be fifteen thousand (15,000) square feet. A site plan shall be submitted showing the layout of the vehicles for sale or rent, employee parking and customer parking.

We have roughly 21,000 sq ft

e In the case of pawnbrokers, the businesses shall be separated from residentially zoned property by a distance of one hundred fifty (150) feet measured from Property line to property line; provided however, that a modification may be granted pursuant to section 61.500 from the foregoing requirement upon the following conditions: 1 2 3 4

We have an existing pawn license and have met all the conditions.

Sec. 65.525. Outdoor uses, commercial.

Standards and conditions for outdoor commercial uses not otherwise allowed in the district:

The use shall not conflict with off-street parking, off-street loading and the system of pedestrian flow. The planning commission, in determining that the use is harmonious with adjacent uses, shall require the submission of a site plan

*including a floor plan and all uses within three hundred (300) feet of the boundary of said site superimposed on said site plan*  
Site Plan is included.

3. The last item is I would like our parking requirement removed from our license. If the city requirement changes, I don't want to be held to the 27 parking spaces that are on my license.

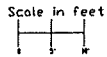
Thank you,  
Larry Kasella

KITSON

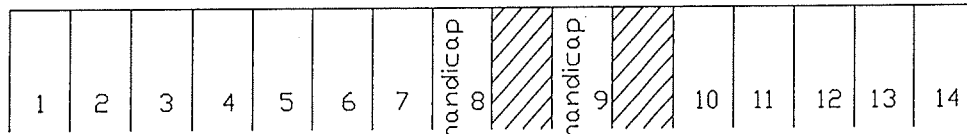
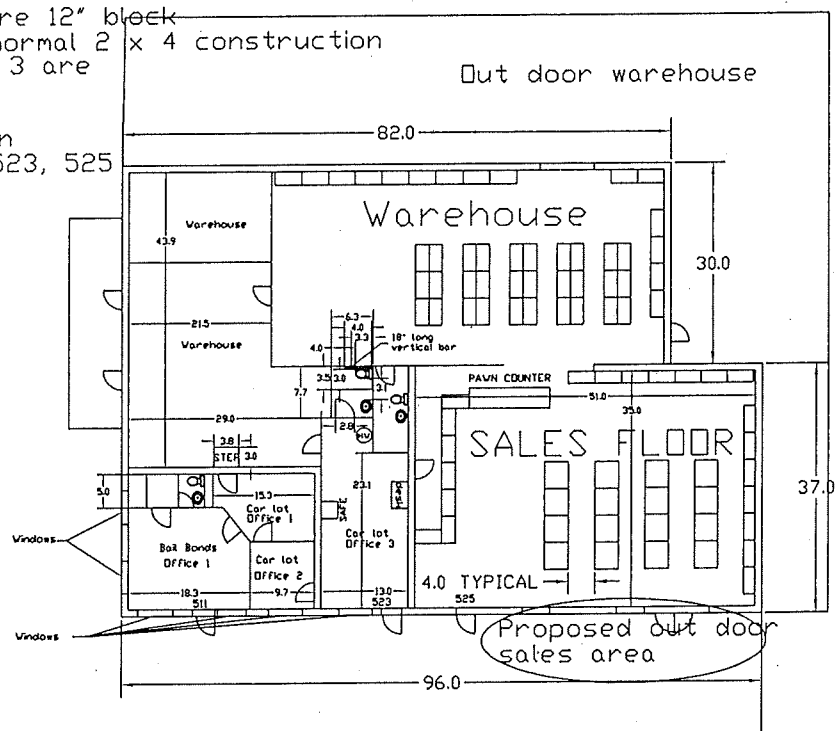
NOTES:

All double line walls are 12" block  
 Single line walls are normal 2 x 4 construction  
 Office area's 1,2 and 3 are elevated 12"  
 All counter are 32"  
 Addresses are labeled in front of doors 511, 523, 525

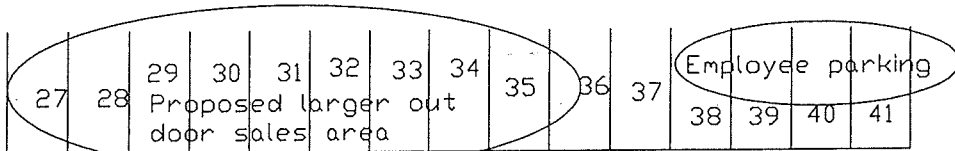
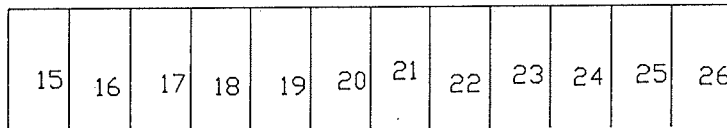
Scale in feet



Entrance from Kitson



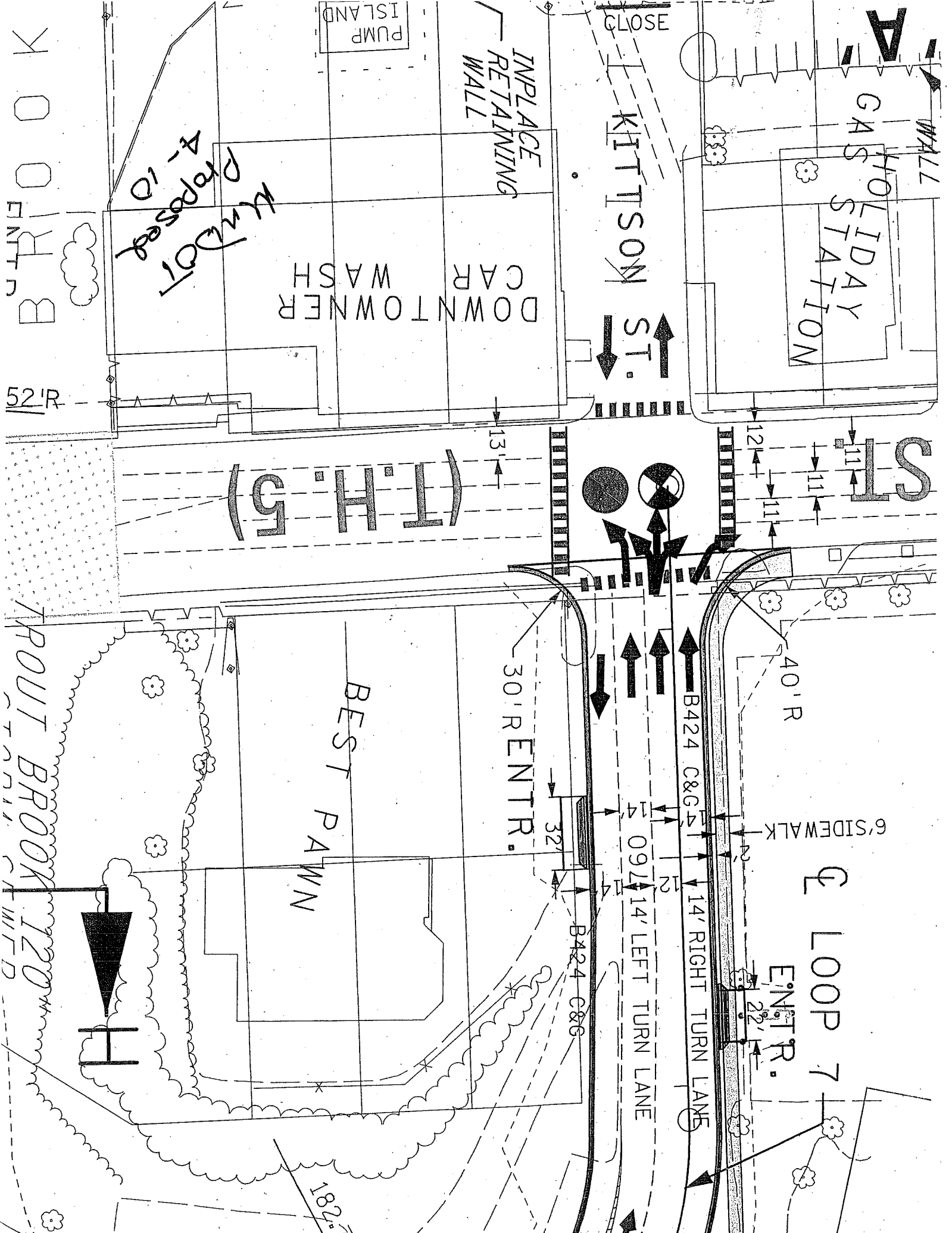
525 EAST 7th St

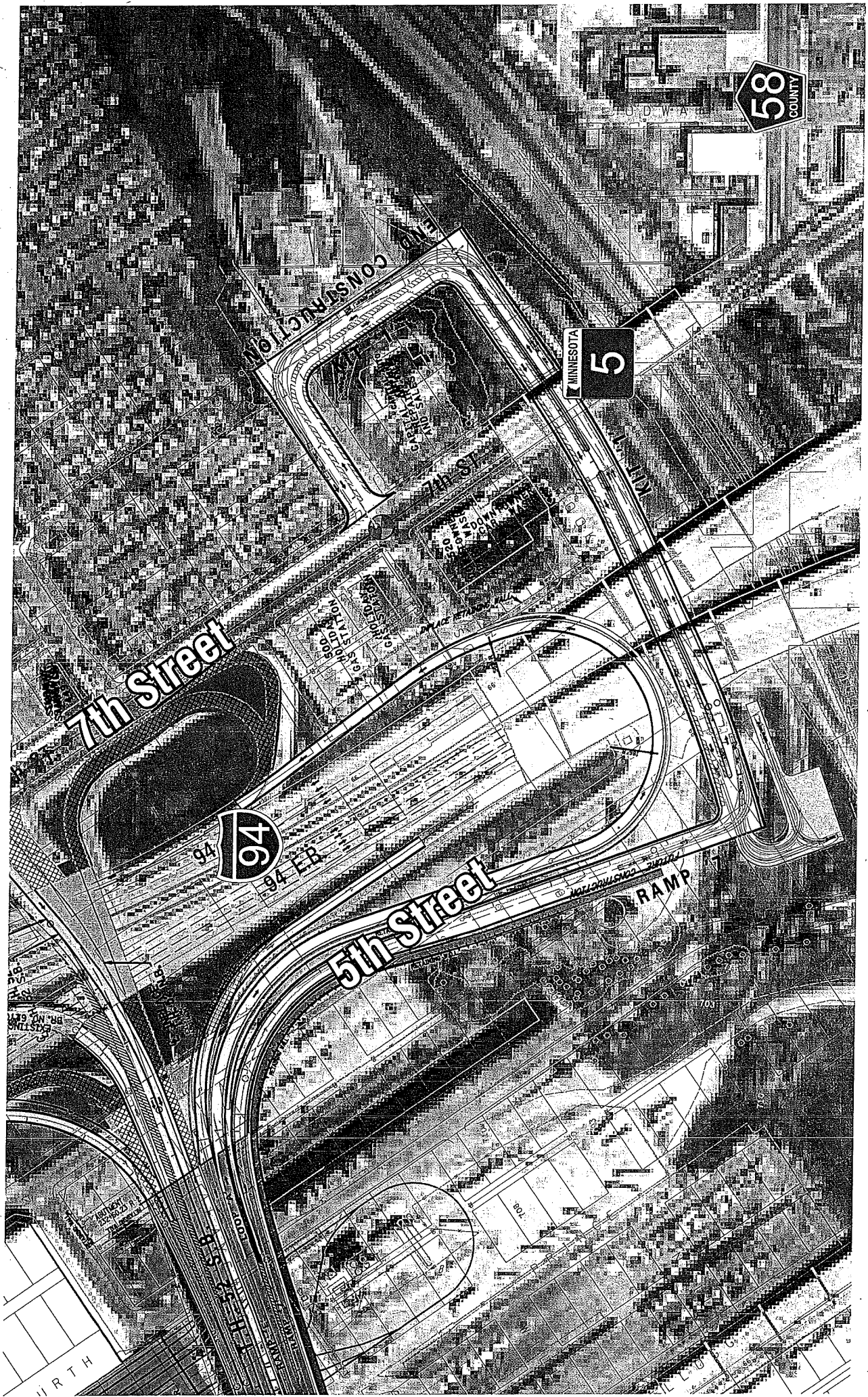


7th ST

4 LANES WITH CENTER TURN LANE  
 AT EACH CORNER







# Preliminary Staging Concepts – Stage 1



## PRELIMINARY STAGING CONCEPT

S.P. 6244-30

STAGE 1

APRIL 2011 - APRIL 2012  
(12 MONTHS)

LEGEND	
	TRAFFIC FLOW
	CONSTRUCTION

### NOTES:

- (1) NO IMPACT TO EXISTING THE2 RIVER CROSSING AND 194 TRAFFIC
- (2) RIVER FOUNDATIONS TO BE BUILT FOR THE ENTIRE BRIDGE
- (3) WATERMAIN WILL BE BUILT ACROSS THE RIVER, CONNECT AS SOON AS POSSIBLE
- (4) BUILD AS MUCH OF NB TH52 BRIDGE AS POSSIBLE
- (5) BUILD NB TH 52 TO 7TH ST CONNECTION FIRST (FOR CIRCULATION AND DUMP COLUMBIAN) BUILD NB TH 52 TO WB 1-94 RAMP
- (6) ABUTMENT PIER WALL, RAMP AND LOOP CONSTRUCTION WILL AFFECT CITY STREETS



500  
SCALE IN FEET

LAFAYETTE BRIDGE RECONSTRUCTION  
HWY 52 over the Mississippi River in Saint Paul

city of saint paul  
planning commission resolution

file number 08-25

date June 27, 2008

WHEREAS, Best Pawn, File # 08-076-745, has applied for a Conditional Use Permit for a pawn shop under the provisions of ' 65.531 of the Saint Paul Legislative Code, on property located at 525 7<sup>th</sup> St E, Parcel Identification Number (PIN) 322922310016, legally described as KITTSONS ADDITION TO ST. PAUL NELY PART OF KITTSON ST VAC ADJ BEING O 1/10 FT MOL AT SE L TO 2 2/10 FT MOL AT NWLY L OF LOT 5 AND ALL OF LOTS 1 THRU LOT 6 BLK 21; and

WHEREAS, the Zoning Committee of the Planning Commission, on June 19, 2008, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of ' 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The applicant proposes moving his existing pawn shop at 385 7<sup>th</sup> St E to this location at 525 7<sup>th</sup> St E. If approved at this location, the pawn shop business at 385 7<sup>th</sup> St E will be closed. Hours of operation for the pawn shop at 525 E. 7<sup>th</sup> St. are proposed from 10 AM – 6 PM Monday through Friday, 10 AM to 4 PM Saturday, and closed Sunday.
2. §65.531 lists the standards and conditions for pawn shops:
  - (a) *The business shall be conducted within a completely enclosed building.* This condition is met. The illustration submitted by the applicant shows the dimensions of the existing building, including several fully enclosed storage areas, and an enclosed sales floor, pawn counter, office, and utilities.
  - (b) *The building in which the business is located shall be at least one hundred fifty (150) feet from the closest point of any residentially zoned property.* This condition is met. There is no residential zoning within 150' of the building.
3. ' 61.501 lists five standards that all conditional uses must satisfy:
  - (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.* This condition is met. Policy 5.2.4 of the Land Use Chapter of the Comprehensive Plan discusses how the City "...will use zoning... to prevent and mitigate land use conflicts along boundaries between residential areas and ... industrial areas and will encourage ... intermediate land uses to mitigate potential incompatibilities." The property at 525 E. 7<sup>th</sup> Street is within a transitional area between Downtown, and the Payne Ave/E. 7<sup>th</sup> Street corridors (Railroad Island/Dayton's Bluff neighborhoods). The many industrially-zoned and -developed properties in this area are intermediate land uses, and a pawn shop is consistent with this land use mix. The use is also consistent with the District 4 Plan Update (1986), which calls for commercial uses in this area.

moved by Morton

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

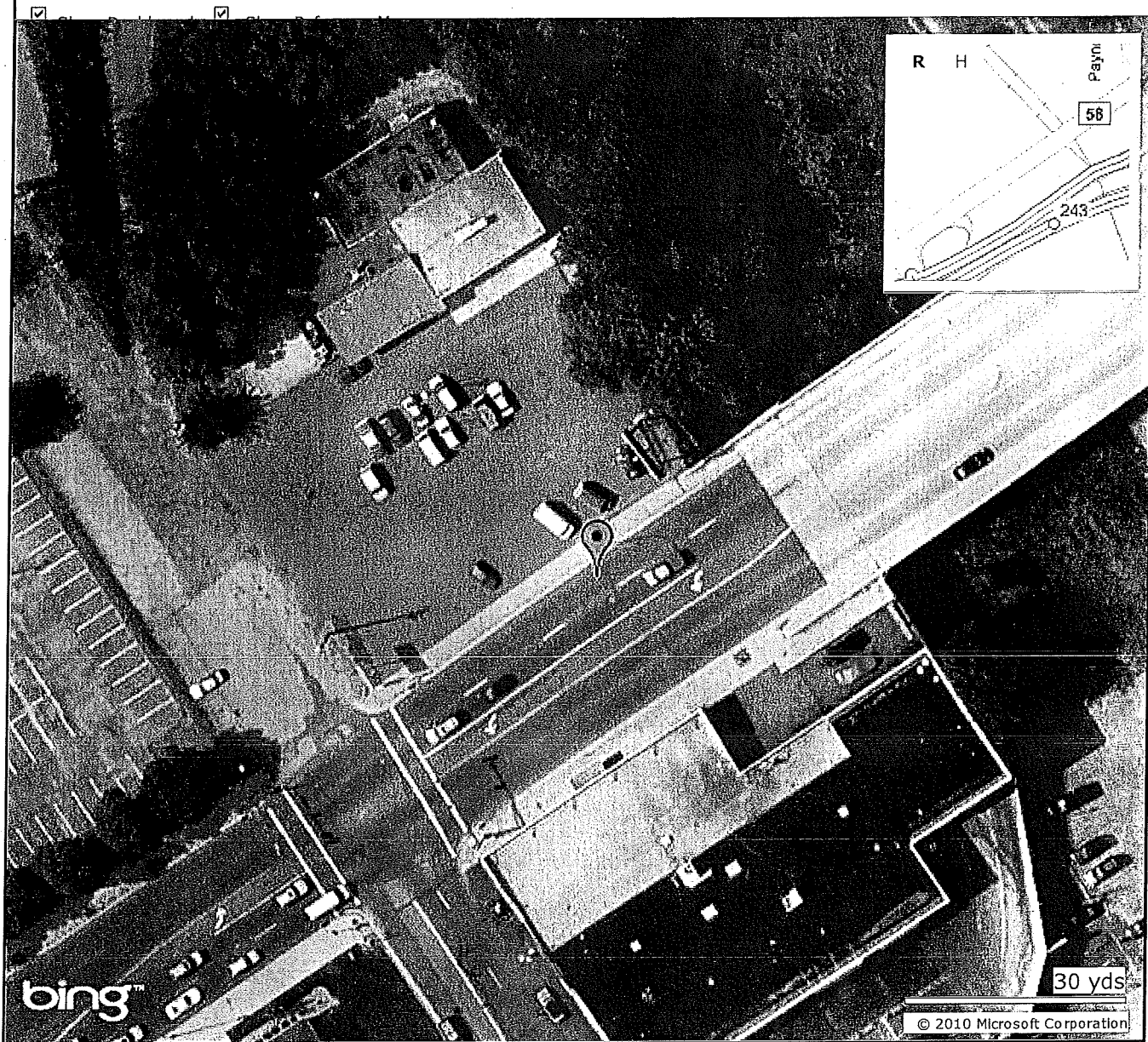


- (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The ingress/egress point for this property is on Kittson Street, and the pawn shop is not proposing to change the current situation (i.e., no access to East 7<sup>th</sup> Street).
- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The proposed use is in keeping with the surrounding character of uses and businesses. Uses on the other three corners include a surface parking lot, a gas station, and a carwash/car detailing center.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The pawn shop is a commercial use, and there will likely be a negligible impact on the surrounding auto-related commercial uses.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition is met. The pawn shop will occupy an existing building and no site alterations are proposed at this time.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Best Pawn for a Conditional Use Permit for a pawn shop at 525 7th St E is hereby approved subject to the condition that the business is operated in accordance with the site plan submitted with the application.

# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006



# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006

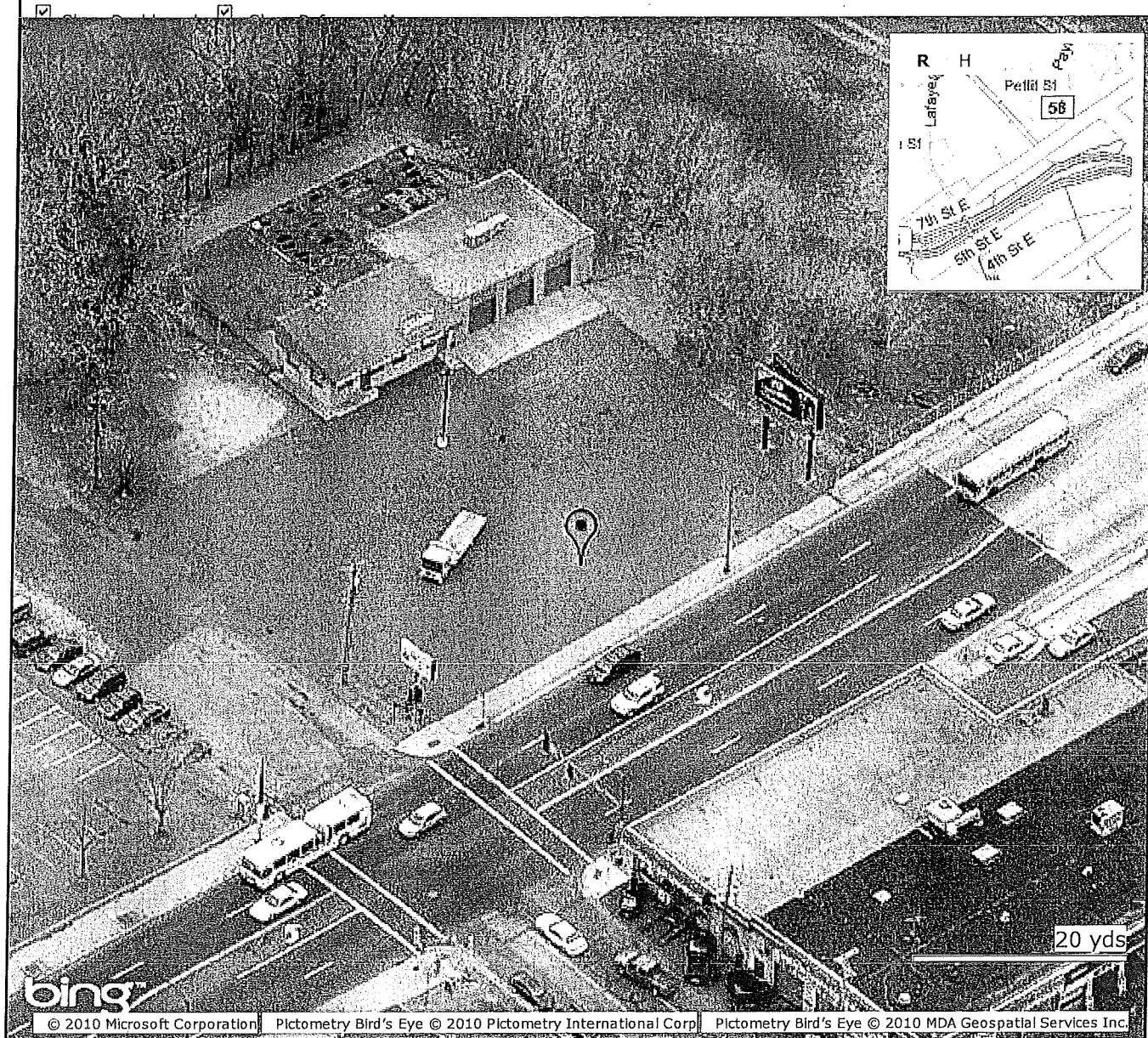




Fig 1. View of 525 E. 7<sup>th</sup> Street from Kittson and 7<sup>th</sup>, looking E.

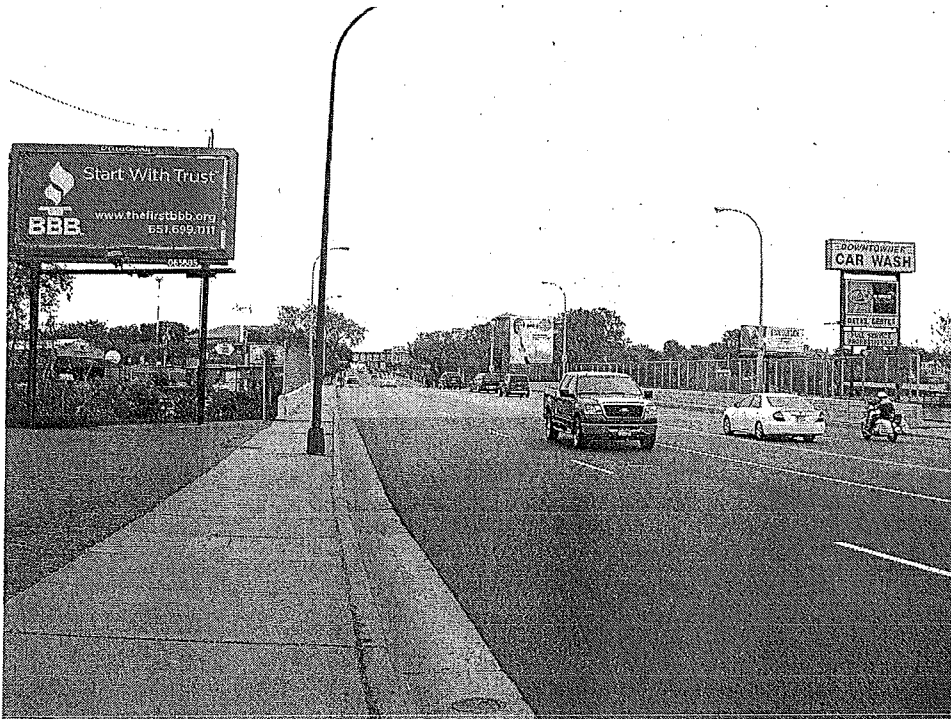


Fig 2. View of E. 7<sup>th</sup> Street from 525 E. 7<sup>th</sup> Street, looking NE.

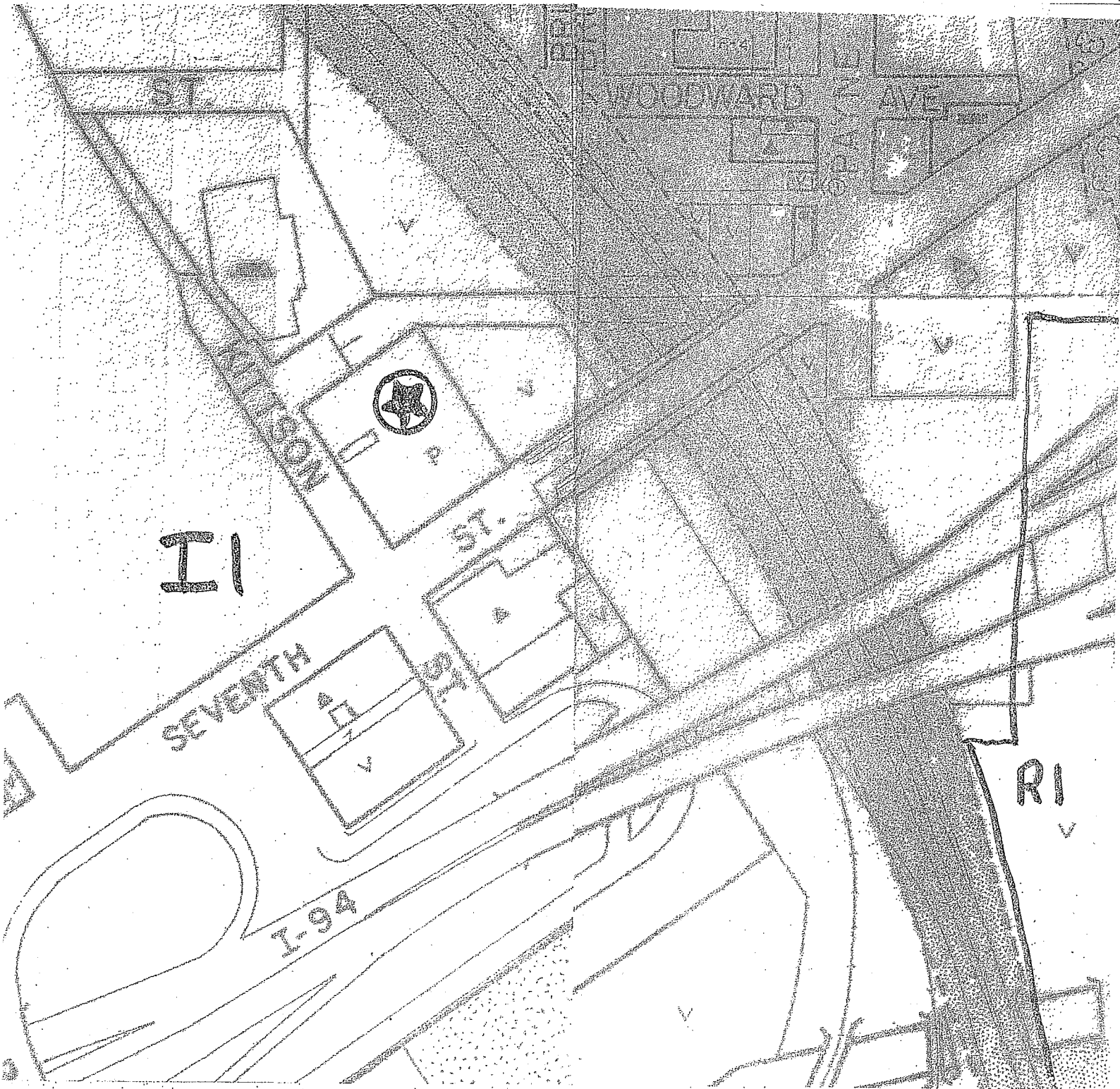




Fig 3. View of 525 E. 7<sup>th</sup> Street from 7<sup>th</sup>, looking E.



Fig 4. View from 525 E 7<sup>th</sup> Street of egress/ingress at Kittson and 7<sup>th</sup> Street.



APPLICANT BEST PAWN  
 PURPOSE CUP  
 FILE # #10-308035 DATE 4-19-10  
 PLNG. DIST. 4 MAP # 21 + 22

SCALE 1" = 100'



#### LEGEND

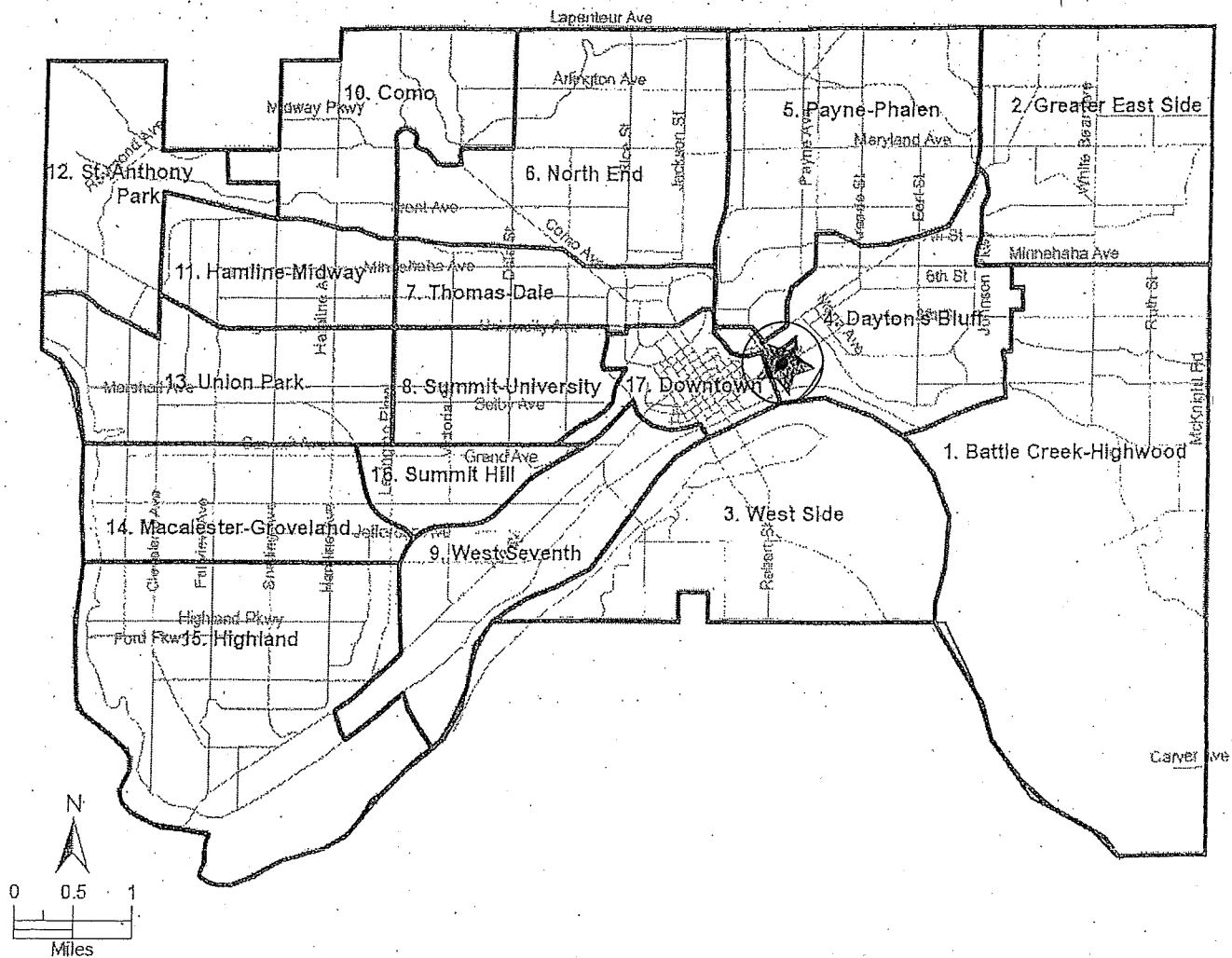
zoning district boundary

subject property

one family  
 two family  
 multiple family



commercial  
 industrial  
 vacant



Source: City of Saint Paul

### CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREEK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

# 10-308035

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Petro Plus Twin Cities **FILE #** 10-307-305
  2. **APPLICANT:** Petro Plus Twin Cities Inc. DBA Tires Plus **HEARING DATE:** May 13, 2010
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 414 7th St W, SE corner at McBoal
  5. **PIN & LEGAL DESCRIPTION:** 012823410140, Samuel Leeches Addition Lots 2 & 3 & Ex St Lots 4 & Lot 5 Blk 9
  6. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** B2
  7. **ZONING CODE REFERENCE:** §61.501; §61.502, §65.703, § 65.704
  8. **STAFF REPORT DATE:** May 5, 2010 **BY:** Emily Goodman
  9. **DATE RECEIVED:** April 12, 2010 **60-DAY DEADLINE FOR ACTION:** June 11, 2010
- 

- A. **PURPOSE:** Conditional Use Permit for auto specialty store
- B. **PARCEL SIZE:** An irregular parcel with approximately 30456 sq. ft. with approximately 105 feet of frontage on McBoal Street and approximately 140 feet of frontage along 7<sup>th</sup> Street West.
- C. **EXISTING LAND USE:** A-Auto Specialty Store (Now vacant)
- D. **SURROUNDING LAND USE:**
  - North: Business and residential uses (B2, RT2)
  - East: Residential uses (RM1)
  - South: Residential uses (RT2, RT1)
  - West: Business and residential uses (B2, RT2)
- E. **ZONING CODE CITATION:** §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings, §65.704 states that auto specialty stores must meet the standards and conditions of §65.703, auto service stations.
- F. **HISTORY/DISCUSSION:** There are two related zoning records relating to this property regarding the decision of the Zoning Administrator ordering the removal of an abandoned business sign. The Board of Zoning Appeals denied the appeal, as did the City Council on May 5, 2010.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 9 Council had not commented as of the drafting of this staff report.
- H. **FINDINGS:**
  1. The property is currently owned by Alliance Bank and is a vacant building. The applicant is proposing an auto specialty store, focusing primarily on automotive tire. This use is similar to the previous use of the site. However, since that use has been discontinued for 365 days, a new conditional use permit is required by the Zoning Code.
  2. §65.704 states that auto specialty stores must meet the standards and conditions of §65.703, auto service stations:
    - (a) *The construction and maintenance of all driveways, curb, sidewalks, pump islands or other facilities shall be in accordance with current city specifications. Such specifications shall be developed by the planning administrator, traffic engineer and city fire marshal, and shall be approved by the planning commission, and filed with the city clerk. This condition can be met. The current parking lot, including the driveway and curbs, are not in accord with current city specifications and the pavement on the lot itself is deteriorated. Repaving the parking lot and going through site plan review can address these deficiencies.*
    - (b) *A ten-foot buffer area with screen planting and an obscuring wall or fence shall be required along any property line adjoining an existing residence or residentially zoning property. This condition can be met. The eastern portion of this property adjoins residentially zoned properties. The site plan submitted does not show a ten-foot buffer area with the required*

plantings on the southern or eastern portions of this property. The applicant proposes re-using the existing building which precludes providing the buffer for much of the site. Landscaping for the remainder of the site can be addressed during site plan review.

- (c) *The minimum lot area shall be fifteen thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait. Auto service stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for incidental servicing of automobiles (including lubricating facilities) may be permitted on a lot of twelve thousand (12,000) square feet, subject to all other provisions herein required. This condition is met. The lot area is over thirty thousand (30,000) square feet and no sale of gasoline is being proposed.*

3. §61.501 lists five standards that all conditional uses must satisfy:

- (1) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the City Council.* This condition is met. The auto specialty store use is in accord with Land Use Goal 8 in the District 9 Plan that states, in part, that "commercial should be encouraged along West Seventh..." The site is located along West 7<sup>th</sup> Street, an area identified as a Mixed Use Corridor by the Land Use Plan of the Saint Paul Comprehensive Plan. The Plan includes policies promoting commercial development along mixed-use corridors, including LU1.46, "Encourage the expansion of compact commercial areas in Neighborhood Centers and Mixed-Use Corridors to further the objectives of both categories of neighborhoods. A variety of retail establishments located in close proximity to each other strengthens a commercial area and creates a synergy that benefits all businesses. This synergy has the potential to encourage business creation and expansion." To grant the conditional use permit for the auto specialty store would allow a business on that site where there is not one now, supporting LU1.46 and other Comprehensive Plan policies.
- (2) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The submitted site plan shows two points of ingress and egress, one at the alley and one along McBoal Street. These points of ingress and egress will be sufficient to minimize traffic congestion on the public streets.
- (3) *The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.* This condition is met. The previous use on the site was automotive and the area includes a mix of business and residential uses. The auto specialty store use would not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety, and general welfare. The access along McBoal can be modified as part of site plan review to improve public safety.
- (4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.* This condition is met. The B2 district is characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic, and an auto specialty store use would be in accord with these types of uses. Because of this and the aforementioned compatibility with neighborhood character and plans for the area, the auto specialty store use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in that district.
- (5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.* This condition can be met. There is an outstanding request from the Department of Safety and Inspections that the abandoned Michelin Tire sign be taken down. Additionally, the site configuration does not meet current regulations. Because of the deterioration of the parking lot, the lot should be re-paved and the applicant should go through site plan review to bring the site in conformance with the applicable regulations

where possible.

**I. STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit for an auto specialty store subject to the following additional conditions:

1. A site plan is submitted to and approved by City staff for repaving the parking lot and any other revisions required as part of the site plan review within three hundred and sixty five (365) days of the issuance of this permit.
2. All customer and employee vehicles must be parked in accordance with the approved site plan on file with the Department of Safety and Inspections (DSI).
3. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster. Storage of vehicle fluids, batteries, etc. shall be in accordance with Ramsey County Hazardous Waste regulations.
4. At no time shall customer and/or employee vehicles be parked in the driveway or in the public right of way (e.g., street, alley, sidewalk, boulevard, etc.) This includes, but is not limited to vehicles awaiting repair, and/or that have been repaired and are awaiting pick-up by the owner of the vehicle.
5. The storage of vehicles for the purpose of salvaging parts is expressly forbidden. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing. Vehicle salvage is not permitted.
6. No auto repair of vehicles may occur on the exterior of the lot or in the public right-of-way (e.g., street, alley, sidewalk, boulevard, etc.). All repair work must occur within an enclosed building.
7. Auto body repair and/or auto body spray painting is not permitted.
8. Customer vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
9. Vehicle sales is not permitted.
10. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward. Backing from the street or on to the street is prohibited.
11. Licensee must comply with all federal, state and local laws.



# CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development  
Zoning Section  
1400 City Hall Annex  
25 West Fourth Street  
Saint Paul, MN 55102-1634  
(651) 266-6589

Permit Office Use Only
File # 10-307305
Fee 750.00
Permittee Meeting Date 5-13-10

PD=9

# 012823410140

## APPLICANT

Name PETRO PLUS TWIN CITIES, INC., DBA TIRES PLUS  
Address 1560 Livingston Ave, Suite 101  
City W. St. Paul St.      Zip 55118 Daytime Phone 651-450-7300x303  
Name of Owner (if different)       
Contact Person (if different) Linda P. Nelson Phone 651-450-7300x303

## PROPERTY LOCATION

Address / Location 414 7th St W. St. Paul, MN 55102  
Legal Description (234 McBoal)  
Current Zoning B-2  
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of  
Chapter 65, Section 704, Paragraph      of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

Autofire Sales & Service  
Auto parts Sales & Service

CK 9050  
750<sup>00</sup>  
4-12-10

☐ Required site plan is attached

Applicant's Signature

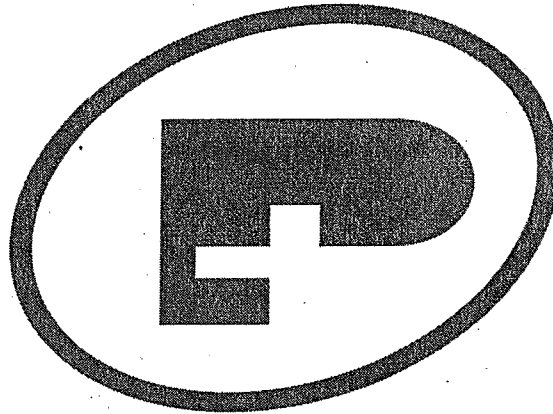
Larry Dim

Date

3-31-10

City Agent

add  
4/12/10



Petro Plus  
1550 Livingston Ave. Ste 101  
West St. Paul, MN 55118  
651-450-7300

April 9, 2010

City of Saint Paul

RE: Conditional Use Permit, License Application

Business plan for: 414 West 7th Street, Saint Paul, MN 55102

**Business hours**

Monday through Friday	7 AM – 8 PM
Saturday	7 AM – 5 PM
Sunday	9 AM – 5 PM

**Primary Sales**

Automotive Tires, Service repair

Passenger vehicle, Light Truck, **no heavy duty trucks**

Alignment, replace worn suspension components

Brake repair

Lube, oil filter

Air Conditioning recharge, repair

Engine diagnostic, tune up

Charging system repair, Battery, Alternator, Starter

EMPLOYEES 15-24



Fluid flushes, Cooling, Transmission, Power steering  
Flat repairs  
Aftermarket Custom Wheel Sales

Used Tires will be stored inside the building at all times. Used tires are recycled, picked up once a week or more.

No Major engine, transmission rebuilding

Block 9

170.00'

103.70'

73.15'

207.36'

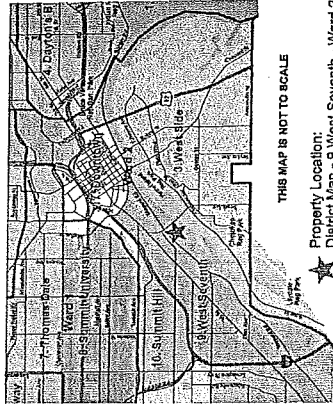
Lot 1

Lot 2

Lot 3

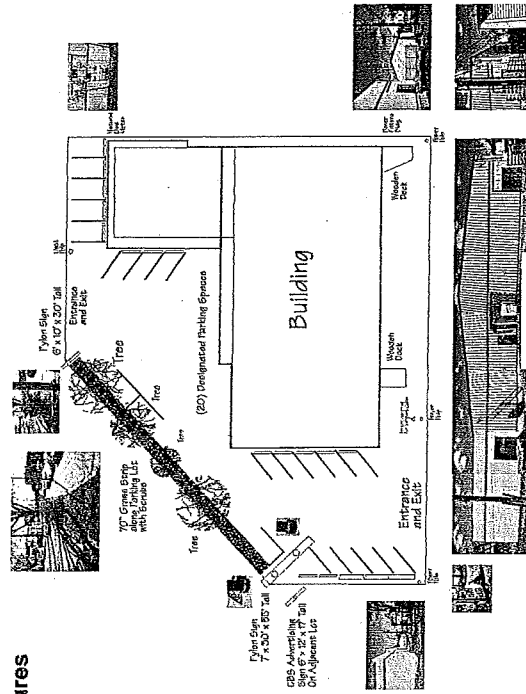
Lot 4

Lot 5

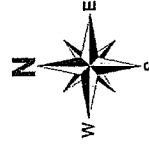


THIS MAP IS NOT TO SCALE

★ **Property Location:**  
District Map - 9 West Seventh - Ward 2



★ Property Address: 414 - 7th Street West - St. Paul, MN 55102  
Property Identification Number: 01.28.23.41.0140  
THIS MAP IS NOT TO SCALE



**Includes: Area Maps & Photos**

SCALE: 1" = 20'-0"

414 - 7th Street West - St. Paul, MN 55102

Samuel Leeche's Addition to the Town of Saint Paul, Ramsey County,  
Lots 2 & 3 & Ex St Lots 4 & 5, Block 9

Property Identification Number: 01.28.23.41.0140

**Alliance Bank**  
55 East Fifth Street - Suite 115  
St. Paul, MN 55101

Carmen M. Kjome - Asst. V. P.  
Bus. (651) 228-2394 - Fax (651) 228-2395  
Email: carmen.kjome@allianceenergy.com

DRAWING DATE: 04-08-10

REV DATE:

**Marty Turner - Sign Consulting Network**  
2230 Ridge Dr., Suite #16 - Minneapolis, MN 55418  
MartyTurner@comcast.net - Burs# 952-845-6934  
Call# 812-635-0187 - Toll Free/Fax # 1-866-395-1178

### DESCRIPTION OF THE SITE

414

LOCATION: Southeast corner of McBoal Street and West 7<sup>th</sup> Street  
St. Paul, Minnesota

AREA: 30,330 Square Feet

SHAPE: Rectangular

BOUNDARIES: N - 103.68 Feet (frontage on McBoal Street)  
S - 270.36 Feet (frontage on alley)  
E - 170.00 Feet  
NW- 150.00 Feet +/- (frontage on West 7<sup>th</sup> Street)

LAND TO BUILDING RATIO: 2.54 to 1

EASEMENTS: None noted

ENCROACHMENTS: None noted  
STREET

IMPROVEMENTS: Paving: Bituminous  
Curbs: Concrete  
Walks: Concrete  
Alley: None

UTILITIES: Electric: Xcel  
Gas: Minnegasco  
Sewer: Minnegasco  
Water: City  
Storm: City

PARKING: Adequate on site spaces for current use.

FLOOD DATA: Flood Zone C,

VISIBILITY: Good

TOPOGRAPHY: Essentially level

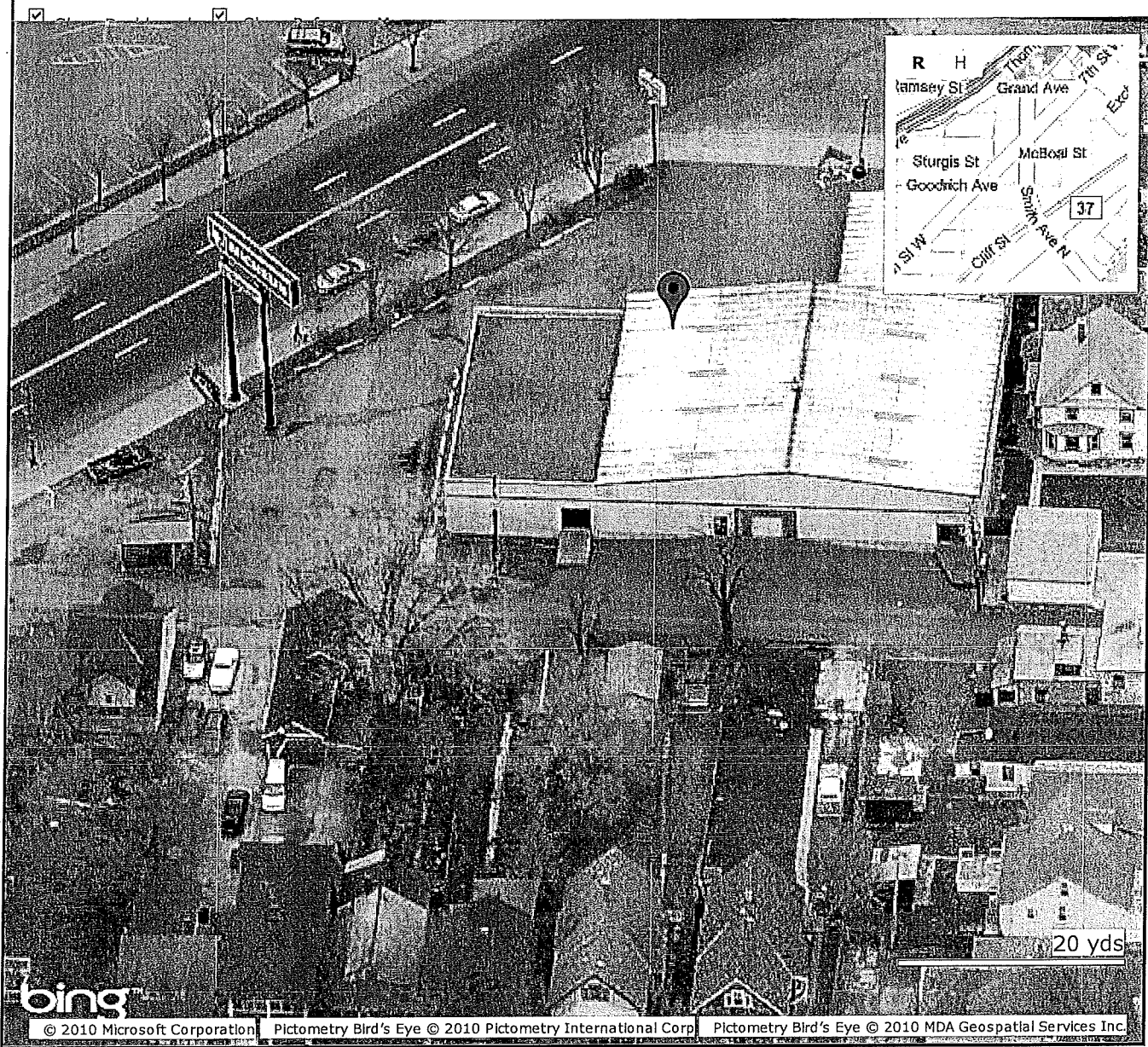
SOILS: We were not provided with soil tests in conjunction with this report. Our inspection of the site did not produce any suspicions of any subsoil deficiency. Consequently we are assuming that the subsoil is sufficient to sustain the proposed improvements.

RESPONSE TO  
CONDITIONAL USE PERMIT  
GENERAL STANDARDS  
QUESTIONS.

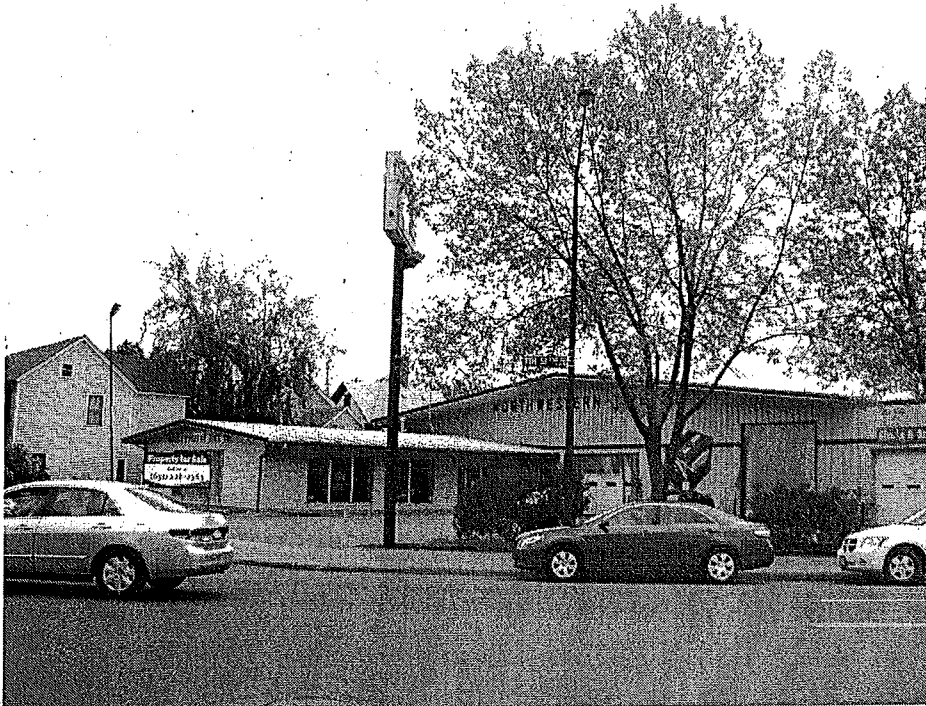
- 1) TO BE ADDRESSED BY PLANNER
- 2) YES
- 3) NOT DETRIMENTAL HAS BEEN USED  
AS THIS FOR 20+ YEARS.
- 4) THE USE WILL NOT IMPEDE.
- 5) YES. IT WILL CONFORM.

# GISmo Oblique Photography

Images courtesy of: Microsoft® Virtual Earth™ 2006



© 2010 Microsoft Corporation | Pictometry Bird's Eye © 2010 Pictometry International Corp | Pictometry Bird's Eye © 2010 MDA Geospatial Services Inc.



View of 414 7<sup>th</sup> St W from 7<sup>th</sup> St, facing south.



View of 414 7<sup>th</sup> St W from 7<sup>th</sup> St, facing southeast.

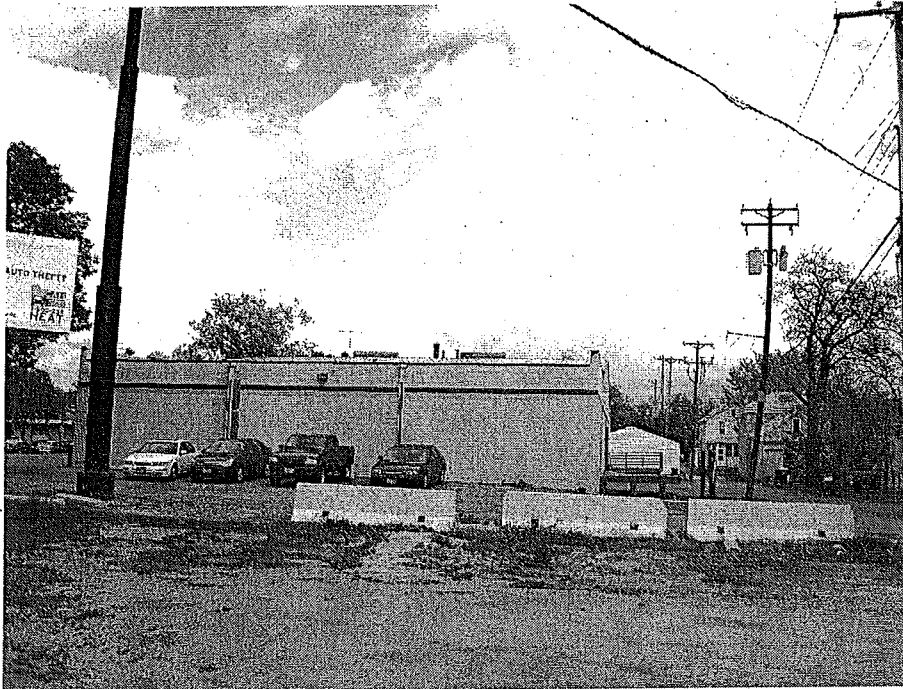


Detail view of 414 7<sup>th</sup> St W from 7<sup>th</sup> St, facing south.



View of 414 7<sup>th</sup> St W from 7<sup>th</sup> St, facing southeast.





View of 414 7<sup>th</sup> St W from alley, facing east.





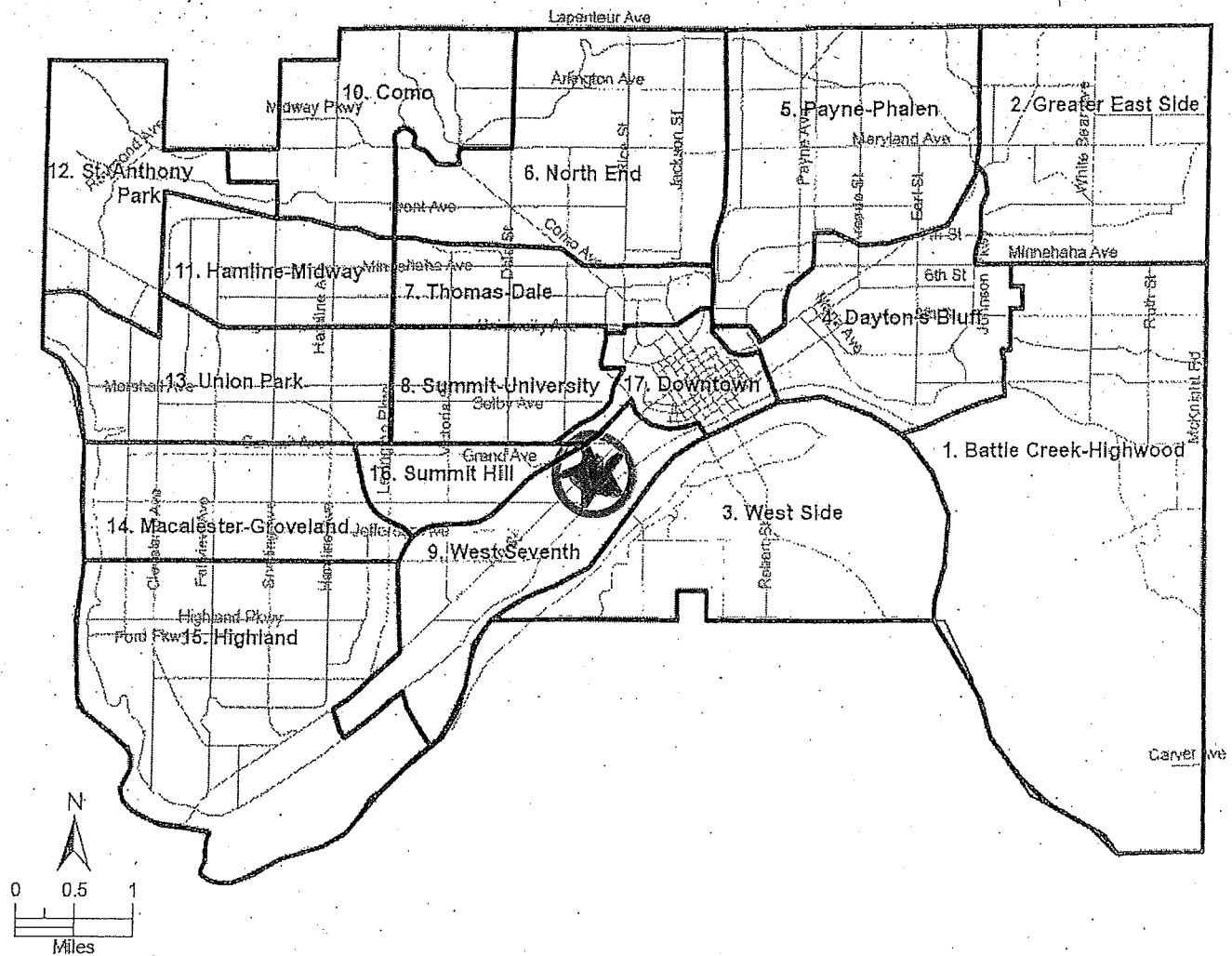
APPLICANT Petro Plus Twin Cities  
 PURPOSE Conditional Use Permit  
 FILE # 10-307305 DATE 4-16-10  
 PLNG. DIST. 9 MAP # 28  
 SCALE 1" = 400'

LEGEND

- zoning district boundary
- subject property

- one family
- two family
- multiple family
- commercial
- industrial
- vacant





Source: City of Saint Paul

### CITIZEN PARTICIPATION PLANNING DISTRICTS

1. SUNRAY-BATTLECREK-HIGHWOOD
2. GREATER EAST SIDE
3. WEST SIDE
4. DAYTON'S BLUFF
5. PAYNE-PHALEN
6. NORTH END
7. THOMAS-DALE
8. SUMMIT-UNIVERSITY
9. WEST SEVENTH
10. COMO
11. HAMLINE - MIDWAY
12. ST. ANTHONY
13. UNION PARK
14. GROVELAND-MACALESTER
15. HIGHLAND
16. SUMMIT HILL
17. DOWNTOWN

#10-307305